

119 Boulevard Ave.  
Greenville, S.C. 29631

TITLE TO REAL ESTATE Prepared by BOUTON & BOUTON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

S. C.  
MAY '82  
RSLEY

VOL 1167 PAGE 703

KNOW ALL MEN BY THESE PRESENTS, that THOMAS PATRICK FITZGERALD

In consideration of SEVENTEEN THOUSAND EIGHT HUNDRED EIGHTY-SEVEN AND 26/100THS----- Dollars, (\$17,887.26) AND ASSUMPTION OF MORTGAGE AS SET FORTH HEREINBELOW: the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto PETER PIUS BOBALIK AND KAREN MARIE FLESNER, THEIR HEIRS AND ASSIGNS FOREVER:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 40, as shown on a plat of the subdivision of WESTMINSTER VILLAGE, SECTION II, which is recorded in the Office of the RMC for Greenville County, South Carolina, in Plat Book 5-P at Page 93. 11 (195) 540.3-1-111

THIS being the same property conveyed to the Grantor herein by a certain deed of Westminster Company, Inc., on June 27, 1979, and thereafter filed on the same date in the RMC Office for Greenville County in Deed Book 1105 at Page 546.

AS part of the consideration herein, the Grantees assume and agree to pay that certain Mortgage given by the Grantor to NCNB Mortgage Corporation on June 27, 1979, and thereafter recorded in the RMC Office for Greenville County in Mortgage Book 1471 at Page 544 in the original amount of \$47,900.00 and having a present balance due of \$47,062.74.

THIS conveyance is made subject to any and all restrictions, easements, rights-of-way or zoning ordinances that may appear of record on the recorded plat(s) or on the premises.

THE Grantee herein, by the acceptance of this deed, specifically assumes and agrees to pay the indebtedness due under the terms of the mortgage given by the Grantor to NCNB Mortgage Corporation and recorded in Mortgage Book 1471 at Page 544, records of RMC Office for Greenville County, and also hereby assumes the obligations of the Grantor under the terms of the instrument creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 27TH day of MAY 1982.

SIGNED, sealed and delivered in the presence of:

*[Handwritten signatures of witnesses]*

*[Handwritten signature of Thomas Patrick Fitzgerald]* (SEAL)  
THOMAS PATRICK FITZGERALD (SEAL)  
\_\_\_\_\_  
(SEAL)  
\_\_\_\_\_  
(SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27TH day of MAY 19 82.

*[Handwritten signature of Linda C. Brewton]* (SEAL)  
Notary Public for South Carolina  
LINDA C. BREWTON

*[Handwritten signature of Capew B. B...]*

MY COMMISSION EXPIRES FEBRUARY 21, 1990  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER Grantor Not married

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whatsoever, renounce, release and forever relinquish unto the grantor(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 27TH day of MAY 19 82.

Notary Public for South Carolina (SEAL)

RECORDED MAY 28 1982 3:15 P. M. No. 26693

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