

TITLE TO REAL ESTATE - Offices of Riley and Riley, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
FEB 3 10 25 AM '83 }

KNOW ALL MEN BY THESE PRESENTS, that WILLIE K. BURNS, JR. and SABRINA K. BURNS

in consideration of -----TWO THOUSAND FIVE HUNDRED & NO/100 (\$2,500.00)-----Dollars,
PLUS assumption of mortgage (see below)

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto BUILDERS & DEVELOPERS, INC., its successors and assigns forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, located in the Town of Simpsonville, being known as Lot No. 13 of Subdivision entitled "Addition to West Georgia Heights" on plat prepared by Piedmont Engineers and Architects dated April 14, 1981 and recorded in the R/C Office for Greenville County, South Carolina in Plat Book 8P at page 32. Said lot is located on the easterly side of Cherokee Drive and reference is hereunto craved to said plat for a metes and bounds description.

This being the same property conveyed to the Grantors herein by deed of Builders & Developers, Inc. August 27, 1982, recorded in the R/C Office for Greenville County, South Carolina on September 8, 1982 in Deed Volume 1173 at page 540.

This conveyance is made subject to any restrictive covenants, building setback lines, rights-of-way and easements which may affect the above described property.

As a portion of the consideration herein the Grantee assumes and agrees to pay the balance due on that certain mortgage given to Heritage Federal Savings & Loan Association in the original amount of \$42,000.00, dated August 3, 1982, recorded August 4, 1982 in the R/C Office for Greenville County, S.C. in Mortgage Volume 1577 at page 59. The balance due for assumption is \$42,502.62.

This conveyance is also made subject to mortgage in favor of Builders & Developers, Inc. in the original amount of \$5,777.72, recorded September 8, 1982 in Mortgage Volume 1580 at page 18.

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/ies 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 whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 2 day of February, 1983

SIGNED, sealed and delivered in the presence of:

Willie K. Burns, Jr. (SEAL)

Sabrina K. Burns (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

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

SWORN to before me this 2 day of February, 1982.

Notary Public for South Carolina
My commission expires: 7/29/90

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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 whomsoever, renounce, release and forever relinquish unto the grantee(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

2 day of February, 1983

Sabrina K. Burns

Notary Public for South Carolina
My commission expires: 7/29/90

RECORDED

FEB 3 1983

10:25 A. M. No. 15475

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