

ADDRESS: 304 Birchwood Lane
Mauldin, S. C. 29662

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TITLE TO REAL ESTATE - INDIVIDUAL FORM - Mitchell & Ariail, Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S.C.
MAY 20 1 55 PM '83
DONNIE S. HARRIS R.M.C. EY

KNOW ALL MEN BY THESE PRESENTS, that Richard N. Madden and Lois Ann Madden

in consideration of Fourteen Thousand Three Hundred Forty-one and 61/100 (\$14,341.61) Dollars AND ASSUMPTION OF THE MORTGAGE INDEBTEDNESS AS SET FORTH 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 Pong Ho Yim and Jong Sook Yim, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being on the southern side of Birchwood Drive in the City of Mauldin, County of Greenville, State of South Carolina and being known and designated as Lot No. 126 on a plat entitled "EASTDALE DEVELOPMENT" made by Webb Surveying and Mapping Company, recorded in the R.M.C. Office for Greenville County in Plat Book JJJ at Pages 50 and 51, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Birchwood Drive at the joint front corner of lots nos. 126 and 127 and running thence with the common line of said lots, S. 22-37 W. 175.2 feet to an iron pin; thence N. 68-53 W. 100.03 feet to an iron pin at the joint rear corner of lots nos. 125 and 126; thence running with the line of Lot 125, N. 22-37 E. 178.15 feet to an iron pin on the southern side of Birchwood Drive; thence with said Drive, S. 67-23 E. 100 feet to the point of beginning.

The above property is the same property conveyed to the grantors by deed of Olyn Daniel Shytle and Elizabeth M. Shurtle recorded November 13, 1978 in Deed Book 1091 at Page 681 and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration of this deed the grantees agree and assume to pay in full the indebtedness due on the note and mortgage covering the above described property given to Aiken-Speir, Inc. (now known as Bankers Mortgage Corporation) in the original sum of \$39,950.00 recorded in Mortgage Book 1449 at Page 957 which has a present balance due in the sum of \$38,658.39.

As a further part of the consideration of this deed the grantors do hereby assign, transfer and set over unto the grantees all their right, title and interest in and to any escrow deposits maintained by the mortgagee in connection with the mortgage loan referred to above.

15(799)M4.3-1-129

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 assigns against the grantor(s) and the grantor(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)'s hand(s) and seal(s) this 19th day of May 19 83

Signed, sealed and delivered in the presence of:

Jack H. Mitchell III

Richard N. Madden

(SEAL)

Linda O. Forester

Lois Ann Madden

(SEAL)

RICHARD N. MADDEN
LOIS ANN MADDEN

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 19th day of May 19 83

Linda O. Forester

(SEAL)

Notary Public for South Carolina

My commission expires: 3/26/89

Jack H. Mitchell III

JACK H. MITCHELL, III

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

19th day of May 19 83

Linda O. Forester

(SEAL)

Notary Public for South Carolina

My commission expires: 3/26/89

Lois Ann Madden

LOIS ANN MADDEN

RECORDED this _____ day of _____ 19 CC TO 1-----3 MY 20 83 M084 4.0000

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