

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

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED GREENVILLE JUN 11 1983

ADDRESS: 214 Alberta Blvd Greenville, SC 29615

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41 1082

KNOW ALL MEN BY THESE PRESENTS, that Francois Zayek

in consideration of Ten and no/100 (\$10.00) Dollars AND OTHER GOOD AND VALUABLE CONSIDERATIONS the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Barbara L. Beshears, her heirs and assigns forever:

ALL that certain piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the southern side of Roberta Drive in Greenville County, South Carolina being known and designated as lot no. 58 on Plat No. 3 of Cherokee Forest made by J. Mac Richardson dated January, 1959 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book QQ at Pages 36 and 37, reference to said plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the grantor by deed of Blount C. Ferrell and Angelyn B. Ferrell recorded April 10, 1981 in Deed Book 1146 at Page 233 and by deed of Ann Marshall recorded April 10, 1981 in Deed Book 1146 at Page 71 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 grantee agrees and assumes to pay that certain mortgage given by Francois Zayek and Ann Marshall to Charter Mortgage Company dated April 9, 1981, recorded April 10, 1981 in Mortgage Book 1537 at Page 865 which has a present balance due in the sum of \$ 44,584.76 .

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

The grantee agrees and assumes to pay Greenville County property taxes for the tax year 1983 and subsequent years.

12(27) P16.2-1-173

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX 07.00

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 2nd day of June 19 83 Signed, sealed and delivered in the presence of:

Maryanne Schepis Joseph E. Adams

Francois Zayek (SEAL) FRANCOIS ZAYEK (SEAL)

STATE OF MASSACHUSETTS 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 2nd day of June 19 83

Notary Public for Massachusetts My commission expires: 3-26-87

Maryanne Schepis

STATE OF MASSACHUSETTS COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wivest) 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

day of June 19 83 Notary Public for Massachusetts My commission expires: 3-26-87

Lodie Zayek (SEAL) LODIE ZAYEK

RECORDED JUN 9 1983 at 11:20 A.M. 33329

SOUTH CAROLINA COUNTY DOCUMENTARY TAX 03.85

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