

TITLE TO REAL ESTATE - INDIVIDUAL FORM - MORTGAGE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE, S.C.
DONNIE R.M.C. OFFICE
10 51 11 '83

ADDRESS: 10182 664
Asheville, N.C. 28801
WV 1190-289

KNOW ALL MEN BY THESE PRESENTS, that J & B Investment Company, a South Carolina General Partnership in consideration of Twelve Thousand Six Hundred Ninety-three and 98/100 (\$12,693.98) Dollars and subject to 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 Richard L. Tucker, his heirs and assigns forever:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the southwestern corner of the intersection of Bates Avenue with Webster Road in the City of Greenville, Greenville County, South Carolina being shown and designated as Lot No. 21 on a plat entitled SKYLAND PARK made by Dalton & Neves dated March, 1941, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book L at Pages 40 and 41 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern corner of the intersection of Bates Avenue with Webster Road and running thence along the southwestern side of Bates Avenue, N. 47-05 W. 62.6 feet to an iron pin at the joint front corner of lots nos. 20 and 21; thence along the common line of said lots, S. 42-57 W. 152.6 feet to an iron pin; thence S. 50-27 E. 51 feet to an iron pin; thence N. 47-25 E. 150 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the grantor by deed of Joe G. Thomason and Bob R. Janes recorded January 28, 1981 in Deed Book 1141 at Page 661 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.

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

This conveyance is subject to a mortgage in favor of Collateral Investment Company recorded in Mortgage Book 1335 at Page 807 which has a present balance due in the sum of \$11,834.05 and a mortgage to John Bearden Brown recorded in Mortgage Book 1562 at Page 874 which has a present balance due in the sum of \$4,121.97.

15(500) 198-5-21

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 14th day of June 19 83
Signed, sealed and delivered in the presence of
J & B INVESTMENT COMPANY, A SOUTH CAROLINA GENERAL PARTNERSHIP
By: Bob R. Janes (SEAL)
Joe G. Thomason (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14th day of June 19 83

Linda G. Farnsworth (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 NOT NECESSARY

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 19

(SEAL)
Notary Public for South Carolina
My commission expires:
RECORDED this day of 19 83

19 83 JUN 15 83 MORG 4.0000

(CONTINUED ON NEXT PAGE)