

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Kirk V. Carlton and Kerry K. Carlton

in consideration of Twenty Nine Thousand Eight Hundred Twenty and 03/100 (\$29,820.03) Dollars and assumption of mortgage indebtedness recited 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

Horst S. Selent and Irene M. Selent, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being at the southwestern corner of the intersection of Woodstock Lane and Denmark Drive, in the City of Greer, Greenville County, South Carolina, being shown and designated as Lot No. 85 of Westminster Village, Section II, as shown on plat thereof prepared by Heaner Engineering Co., dated December 16, 1977, recorded in Plat Book 6-L, page 9 in the RMC Office for Greenville County, S. C., reference to which is hereby craved for the metes and bounds thereof.

-11-195-540.3-1-133

The above described property is the same conveyed to the Grantors by deed of Terry Davis and Helen Davis, recorded on June 5, 1979, in the RMC Office for Greenville County, S. C., in Deed Book 1104, page 81, and is hereby conveyed subject to all rights-of-way, easements, conditions, public roadways, 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 for this deed, the Grantees assume and agree to pay in full the indebtedness due on a note and mortgage given by Terry Davis and Helen Davis to North Carolina National Bank Mortgage South, Inc., in the original sum of \$39,500.00, recorded in Mortgage Book 1419, page 21, on December 20, 1977, which was assigned to Colonial Mortgage Company, by instrument recorded on May 5, 1980 in the RMC Office for Greenville County, S. C. in Mortgage Book 1502, page 674, and which has an approximate balance due in the sum of \$37,179.97.

As a further part of the consideration for this deed, the Grantors hereby assign, transfer and set over unto the Grantees all their right, title and interest in and to any escrow funds maintained by the mortgagee in connection with the above mortgage loan.

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 10th day of April 19 84

Signed, sealed and delivered in the presence of:

Notary signatures and grantor signatures with seals for Kirk V. Carlton and Kerry K. Carlton.

STATE OF SOUTH CAROLINA PROBATE COUNTY OF GREENVILLE

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 10th day of April 19 84

Notary signature and seal for Jennifer H. Seale, Notary Public for South Carolina, My commission expires: 9/6/93

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF GREENVILLE

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

10th day of April 19 84

Notary signature and seal for Jennifer H. Seale, Notary Public for South Carolina, My commission expires: 9/6/93

RECORDED this 10th day of April 1984 at 11:00 AM No. 4000

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