

TITLE TO REAL ESTATE - INDIVIDUAL FORM John M. Dillard, P.A., Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
OCT 15 9 31 PM '84

KNOW ALL MEN BY THESE PRESENTS, that J. Mark Wells and Joseph A. Wells
R.M.C.

in consideration of Nine Thousand and No/100 (\$9,000.00) 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

James E. Long and Elaine S. Long, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the northern side of South Carolina Highway No. 251 and on the western side of Tamarack Trail, in Greenville County, South Carolina, being shown and designated as Lot No. 2 on a plat of a SURVEY FOR HUBERT HOWARD, made by Carolina Surveying Company, dated June 2, 1975, revised May 31, 1977, recorded in the RMC Office for Greenville County, S. C. in Plat Book 6-D, page 89, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same conveyed to the Grantors by deed of Robert A. Brown and Debra H. Brown, recorded on November 28, 1980, in the RMC Office for Greenville County, S. C. in Deed Book 1138, page 56, 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 J. Mark Wells and Joseph A. Wells to The Kissell Company, in the original sum of \$52,100.00, recorded in Mortgage Book 1607, page 223 on May 19, 1983, which was assigned to Fleet Mortgage Corp. by instrument recorded on January 10, 1984 in Mortgage Book 1643, page 338 and which has an approximate balance due in the sum of \$51,826.88.

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.

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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 whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)'s hand(s) and seal(s) this 15th day of October 19 84

J. Mark Wells (SEAL)
J. MARK WELLS
Joseph A. Wells (SEAL)
JOSEPH A. WELLS

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 15th day of October 19 84

Jennifer H. Soule (SEAL)
Notary Public for South Carolina
My commission expires: 9/6/93

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RENUNCIATION OF DOWER -Not Necessary, Dower declared Unconstitutional May 22, 1984

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 whatsoever, renounce, release and forever relinquish unto the grantor(s) and the grantor(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 1984

1984 OCT 16 PM 4:00

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1984 OCT 16