

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

ADDRESS:

40 Larry K. Seitz
650-A Pressley Rd
Charlotte, NC 28210
VOL 1228 PAGE 305

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

DEC 11 3 53 PM '84

KNOW ALL MEN BY THESE PRESENTS, that Gerald R. Glur
DONNIE S. TARKERSLEY

in consideration of Five Thousand Five Hundred and no/100 (\$5,500.00) 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 Larry K. Seitz and Donald E. Seitz, 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 Looney Brook Drive, near Fountain Inn, in Greenville County, South Carolina, being shown as Lot No. 7 on a plat of SUNSET HEIGHTS, made by W. N. Willis, Surveyor, dated October 31, 1958, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 00, Page 314, reference to which plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the grantor by deed of Wayne F. Coleman and Barbara A. Coleman recorded November 28, 1980 in Deed Book 1138 at Page 55 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. -18-699-337-1-19

As a part of the consideration of this deed the grantees agree and assume to pay in full the indebtedness due on a note and mortgage given by Wayne F. Coleman and Barbara A. Coleman to Panstone Mortgage Services, Inc. in the original sum of \$20,300.00 recorded in Mortgage Book 1437 at Page 131 on July 3, 1980 and subsequently assigned to Engel Mortgage Company, Inc. which has a present balance due in the approximate sum of \$19,261.98.

As a further part of the consideration of this deed the grantor hereby assigns, transfers and sets over unto the grantees all of his right, title and interest in and to any escrow deposits maintained by the mortgagee in connection with the mortgage loan referred to above.

As a further part of the consideration of this deed the grantees agree and assume to pay in full the indebtedness due on a note and mortgage covering the above described property given to First Federal Savings and Loan Association in the original sum of \$7,000.00 recorded July 26, 1983 in Mortgage Book 1617 at Page 697 which has a present balance due in the approximate sum of \$6,076.44.

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 November 1984

Signed, sealed and delivered in the presence of:

Jack H. Mitchell, III
Linda O. Jonester

Gerald R. Glur (SEAL)
GERALD R. GLUR
(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 19th day of November 1984

Linda O. Jonester (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

day of 19

(SEAL)
Notary Public for South Carolina
My commission expires:

RECORDED this day of 19 at M. No.

(CONTINUED ON NEXT PAGE)

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