

JUL 9 11 19 AM 1964

KNOW ALL MEN BY THESE PRESENTS That **First Estate Corporation**

a corporation chartered under the laws of the State of **Delaware** and having its principal place of business at **Greenville** in the State of **South Carolina**, for and in consideration of the

sum of **One (\$1.00) Dollar and cancellation of debt and satisfaction of mortgage set forth below** to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto **Federal Housing Commissioner, of Washington, D. C. his successors and assigns forever:**

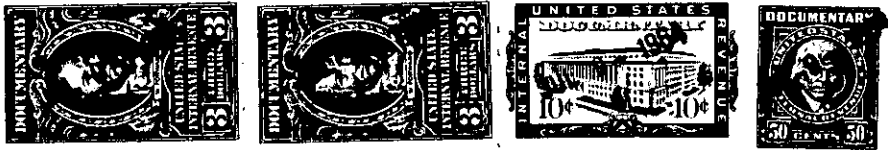
All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the southerly side of Monteith Circle, near the City of Greenville, S. C., being shown as the easterly portion of Lots Nos. 15 and 16 on the plat of Monteith Heights as recorded in the RMC Office for Greenville County, S. C. in Flat Book B, page 185, said lot fronting 55 feet on the southerly side of Monteith Circle and having a depth of 154.2 feet on the easterly side, a depth of 149 feet on the westerly side, and being 55 feet across the rear. The Northwesterly corner of this lot is located on the southerly side of Monteith Circle at a point 61.8 feet east of the southeasterly corner of the intersection of Monteith Circle and Old Augusta Road.

For restrictions see Deed Book 295, page 92.

On April 16, 1956, Paul J. Madsen did execute and deliver his promissory note and mortgage to C. Douglas Wilson & Co., in the face amount of \$7,450.00 on the above described premises, securing said promissory note. On April 16, 1956, C. Douglas Wilson & Co., for value, endorsed the note and assigned the mortgage to Metropolitan Life Insurance Company, said mortgage and assignment thereof being duly recorded in the RMC Office for Greenville County, S. C. on April 17, 1956, in Mortgage Book 675, page 115, et seq. That on January 2, 1957, Paul J. Madsen by deed conveyed to Helen G. Unger the above described premises; that the aforesaid deed was recorded in said RMC Office on March 2, 1957, in Deed Book 572, page 206, reference to which is hereby craved; that by said deed Helen G. Unger did assume and agree to pay the mortgage above referred to. That on May 1, 1962, Helen G. Unger by deed conveyed to First Estate Corporation the above described premises; that the aforesaid deed was recorded in said RMC Office on May 31, 1962, in Deed Book 699, page 225, reference to which is hereby craved; that by said deed First Estate Corporation did assume and agree to pay the mortgage above referred to. The mortgage loan described above is known as an FHA insured loan.

The grantor has failed to make the regular payment due on July 1, 1963 and is in default on all subsequent payments. The principal balance due on this note and mortgage is \$5,529.85, with interest due from June 1, 1963 to date, as provided in said note and mortgage.

This conveyance is made by the grantor herein voluntarily in consideration of the cancellation of the debt set forth above and the satisfaction of the mortgage securing the debt.



Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, **his** successors, ~~heirs~~ and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and **his** successors, heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, **Robert E. Unger, President and Helen G. Unger, Secretary**

on this the **30th** day of **March** in the year of our Lord one thousand, nine hundred and **sixty-four**.

Signed, sealed and delivered in the presence of:
Eunice D. Shelton
Schaefer B. Kendrick

FIRST ESTATE CORPORATION (L.S.)
By *Robert E. Unger* President
and *Helen G. Unger* Secretary

STATE OF SOUTH CAROLINA,
County of **GREENVILLE**

PERSONALLY appeared before me **Eunice D. Shelton** and made oath that **she** saw **Robert E. Unger** as **President** and **Helen G. Unger** as **Secretary** of **First Estate Corporation** a corporation chartered under the laws of the State of **Delaware** sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that **she**, with **Schaefer B. Kendrick** witnessed the execution thereof.

SWORN to before me this **30th** day of **March** A. D., 19 **64**
Schaefer B. Kendrick (L.S.)
Notary Public for South Carolina.

Recorded July 9th., 1964 At 11:19 A.M. # 1394

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