

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ESTOPPEL AFFIDAVIT

PERSONALLY appeared before me JACK BALCAR AND PATRICIA A. BALCAR, who being first duly sworn, depose and say; That they are the identical parties who made, executed and delivered that certain deed to the Director of Veterans Affairs, Washington, D. C., his successors, heirs and assigns, dated the 13th day of February 1982, conveying the following described property, to-wit:

All that certain piece, parcel or lot of land situate in the County of Greenville, State of South Carolina located near the intersection of Gap Creek Road and South Carolina Highway #14 and being shown and designated as a one acre tract on a plat for Robert Campbell by Wolfe and Huskey, Engineers, dated November 22, 1978 and recorded in Plat Book 6-Y at Page 16 and having such metes and bounds as appear by reference to said plat.

That the aforesaid deed was an absolute conveyance of title to said premises to the grantee named therein in effect as well as in form, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind, and that possession of said premises has been surrendered to the said grantee or his representatives; that the consideration in aforesaid deed was and is payment to the deponent of the sum of Thirty-six Thousand Nine Hundred Sixty-Three and 50/100 (\$36,963.50) Dollars, plus allowable costs, by the grantee named therein, receipt of which is hereby acknowledged, together with the full cancellation of all debts, obligations, costs and charges heretofore existing on the property therein and hereinafter described in a mortgage executed by JACK BALCAR and PATRICIA A. BALCAR, as mortgagors, to NCNB MORTGAGE CORPORATION, as mortgagee, dated August 1, 1980 and recorded August 1, 1980 in mortgage volume 1509 at page 452 in the RMC Office for Greenville County, State of South Carolina; and the cancellation of record of said assignee and owner of said mortgage, and the delivery to the affiant of the note or other evidence of debt secured by said mortgage, duly cancelled, receipt of which said cancelled note is hereby acknowledged.

That the aforesaid deed and conveyance was made by these deponents as the result of their request that the grantee accept such deed and was their free and voluntary act; that at the time of making said deed this deponent felt and still feels that the mortgage indebtedness above mentioned represented a fair value of the property so deeded; that said deed was not given as a preference against any other creditors of the deponent; that affiant certifies that they do not own any other property subject to a mortgage insured or held by VA; that at the time said deed was given there was no other person or persons, firms or corporation other than the grantee therein named interested, either directly or indirectly, in said premises; that this deponent is solvent and has no other creditors whose rights would be prejudiced by such conveyance, and that deponent is not obligated upon any note or other mortgage whereby any lien has been created or exists against the premises described in said deed; and that deponent in offering to execute the aforesaid deed to the grantee therein, and in executing same, was not acting under any duress, undue influence, misapprehension or misrepresentation by the grantee in said deed, or the agent or attorney or any other representative of the grantee in said deed or anyone else, and that it was the intention of this deponent as grantor in said deed to convey and by said deed this deponent did convey to the grantee therein all their right, title and interest, absolutely, in and to the premises described in said deed.

This affidavit is made for the protection and benefit of the aforesaid grantee in said deed, his successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described therein, and shall bind the respective heirs, executors, administrators and assigns of the undersigned.

IN THE PRESENCE OF:

Barbara P. Adam
Joye Cushman

Jack Balcar
JACK BALCAR
Patricia A. Balcar
PATRICIA A. BALCAR

FLORIDA
STATE OF ~~SOUTH CAROLINA~~)
BREVARD)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me, JACK BALCAR & PATRICIA A. BALCAR, who being

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