

ADDRESS: 107 Oak Fern Drive  
Simpsonville, S. C. 29681

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

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

S.C.

1171 23

1982

KNOW ALL MEN BY THESE PRESENTS, that Herbert David Smilie and Catherine Sue Smilie

in consideration of Fifty Thousand Seventy-seven and 32/100 Dollars (50,077.32)-----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 W. Robert Speer and Judy H. Speer, their heirs and assigns forever:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the southeastern side of Oakfern Drive in Greenville County, South Carolina being known and designated as Lot No. 27 on a plat entitled OAKFERN, SECTION TWO made by C. O. Riddle dated June 14, 1978 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 7-H at Page 53, reference to said plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the grantors by deed of Wesco Properties, a General Partnership, recorded December 21, 1979 in Deed Book 1117 at Page 728 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.

16(65) 291-1-76

The grantees agree and assume to pay Greenville County and Town of Mauldin property taxes for the tax year 1982 and subsequent years.

As a part of the consideration of this deed the Grantees agree and assume to pay in full the indebtedness due on the note and mortgage covering the above described property given to Fidelity Federal Savings and Loan Association now known as American Federal Savings and Loan Association, in the original sum of \$65,000.00 recorded July 30, 1979 in Mortgage Book 1475 at Page 186 which has a present balance due in the sum of \$47,422.68

10100

SOUTH CAROLINA COUNTY TAX 5555

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 30th day of July 1982  
Signed, sealed and delivered in the presence of  
Jack H. Mitchell III (SEAL)  
Herbert David Smilie (SEAL)  
Catherine Sue Smilie (SEAL)  
HERBERT DAVID SMILIE  
CATHERINE SUE SMILIE

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 30th day of July 1982  
Linda D. [Signature] (SEAL)  
Notary Public for South Carolina  
My commission expires: 3/26/89  
Jack H. Mitchell III  
JACK H. MITCHELL, III

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER GRANTORS DIVORCED  
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  
\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
\_\_\_\_ (SEAL)  
Notary Public for South Carolina  
My commission expires:  
RECORDED this 30 day of July 1982 at 4:21 P.M. No. 1171

4328 RV.2