

STATE OF SOUTH CAROLINA,

County of GREENVILLE

For True Consideration See Affidavit
Book 26 Page 95

FILED
MAR 28 10 59 AM 1964
DEPT. OF REVENUE
GREENVILLE, S. C.

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 easterly side of Heard Drive, near the City of Greenville, S. C., being known and designated as Lot No. 44 on plat of Belmont Heights, as recorded in the RMC Office for Greenville County, S. C. in Plat Book GG, at pages 54 and 55, being the same property conveyed to First Estate Corporation by deed recorded in said RMC Office in Deed Book 699, page 213, reference to which is hereby craved.

For restrictions see Deed Book 513, page 535.

On October 27, 1956, Gerald C. Bonham and Mary H. Bonham did execute and deliver their promissory note to C. Douglas Wilson & Co., in the face amount of \$12,800.00, and simultaneously therewith Gerald C. Bonham executed and delivered a mortgage to C. Douglas Wilson & Co., on the above described premises, securing said promissory note. On October 27, 1956, C. Douglas Wilson & Co., for value, endorsed the note and assigned the mortgage to John Hancock Mutual Life Insurance Company, said mortgage and assignment thereof being duly recorded in the RMC Office for Greenville County, S. C. on October 27, 1956, in Mortgage Book 695, pages 381, et seq. That on June 27, 1958, Gerald C. Bonham by deed conveyed to Robert E. Unger the above described premises; that the aforesaid deed was recorded in said RMC Office on June 27, 1958, in Deed Book 601, page 14, reference to which is hereby craved; that by said deed Robert E. Unger did assume and agree to pay the mortgage above referred to. That on May 1, 1962, Robert E. 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 213, 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 \$10,674.19, 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
Schafer 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 Schafer B. Kendrick, witnessed the execution thereof.

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

Eunice D. Shelton

145-388-5-7