

MAR 24 11 38 AM '69

TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

OLLIE FARNSWORTH R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

Know All Men by These Presents:

For True Consideration See Affidavit

That we, Marco J. C. Zegalia and Brenda C. Zegalia,

Book 31 Page 61

in the State aforesaid,

in consideration of the sum of One and No/100 (\$1.00) Dollar, other considerations, and assumption of mortgages,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s)

JOHN H. TAYLOR, JR., HIS HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land near Town of Mauldin, County of Greenville, State of South Carolina, on the southerly side of Golden Strip Drive, being shown and designated as Lot No. 10, Block A, on plat of Property of Florrie V. Greer, recorded in the RMC Office for Greenville County, S. C., in Plat Book "MM", at Page 176, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin corner of Lot No. 9, and running thence S. 30-00 E. 452.8 feet to an iron pin; running thence N. 36-10 E. 109.3 feet to an iron pin; running thence N. 30-00 W. 408.6 feet to an iron pin along the southerly side of Golden Strip Drive; thence continuing with the southerly side of Golden Strip Drive, S. 60-00 W. 100 feet to the point of BEGINNING.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground.

As a part of the consideration, grantee assumes and agrees to pay the balance due on the following mortgages: (1) Mortgage from Lloyd W. Gilstrap to First Federal Savings & Loan Association, said mortgage being in the original amount of \$13,000.00, recorded 16 February 1962, RMC Office for Greenville County, S. C., in Mortgage Book 882, at Page 92, upon which there is a present balance due of \$10,058.59; and (2) Mortgage from the grantors to Lloyd W. Gilstrap, said mortgage being in the original amount of \$2,250.00, recorded 3 March 1962, RMC Office for Greenville County, S. C., in Mortgage Book 883, at Page 323, upon which there is a present balance due of \$723.35.

The grantors hereby transfer and assign to grantee the insurance policy, in connection with the above loan.

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 said Premises before mentioned unto the grantee(s) hereinabove named, 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, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s)' Heirs, or Successors and Assigns against the grantor(s) and the grantor's(s)' Heirs 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 21st day of March, 1969

Signed, Sealed and Delivered in the Presence of
Barbara B. Payne

Marco J. C. Zegalia (Seal)
Brenda C. Zegalia (Seal)



State of South Carolina

COUNTY OF GREENVILLE

County Stamps Paid \$13.75
See Act No. 360 Section 1

(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 21st day of March, A. D., 1969

Notary Public for South Carolina Commission Expires January 1, 1970

Barbara B. Payne

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 21st day of March, A. D., 1969

Notary Public for South Carolina Commission Expires January 1, 1970

Brenda C. Zegalia

Cancelled documentary stamp attached: S. C. \$ 69 11:38 A.M. U. S. \$ 22519
Recorded this 24 day of March

299 - M6.2 - 1-173