

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FEB 8 9 47 AM 1965
OLLIE F. BOWSWORTH
R. M. C.



KNOW ALL MEN BY THESE PRESENTS, that I, M. L. Lanford, Jr.

Four Hundred Ten and 06/100 (\$410.06) Dollars and exchange of property valued in consideration of at \$19,089.94 and assumption of mortgage set out below----- Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto C. W. & Patsy C. Cook, their heirs and assigns:

ALL that lot of land in Greenville County, South Carolina known and designated as Lot No. 49 of Section One of Chanticleer, Inc. as shown by a plat thereof made by R. K. Campbell, dated September 29, 1962, and recorded in the R. M. C. Office for Greenville County in Plat Book YY at page 97; and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of West Seven Oaks Drive at the joint front corner of Lots 49 and 50 and following the curve of West Seven Oaks Drive to an iron pin at the joint front corner of Lots 49 and 48, the traverse of which curve is as follows: S. 78-23 W., 53.4 feet, S. 65-41 W., 50 feet, S. 42-03 W. 50 feet, S. 26-39 W. 47 feet, S. 5-29 W., 40 feet, S. 12-58 E., 56.8 feet, and S. 32-26 E. 60 feet to said joint front corner of Lots 48 and 49; thence with the line of Lot 48, N. 53-23 E., 154.65 feet to a pin at the rear corner of Lot 50; thence with the line of Lot 50, N. 4-16 W. 165 feet to the beginning corner.

This property is subject to easements and restrictions shown on said plat and to restrictive covenants recorded in the R. M. C. Office for Greenville County in Bol. 713 at page 221 and Vol. 716 at page 321.

As a part of the consideration the grantee assumes and agrees to pay the balance on that certain mortgage in the amount of \$40,000.00, the same held by First Federal Savings & Loan Association of Greenville, South Carolina and recorded in the R. M. C. Office for Greenville County.



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 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 5th day of February 1965.

SIGNED, sealed and delivered in the presence of:

Paul E. Baine, III
Shawn W. Watson

M. L. Lanford, Jr. (SEAL)
M. L. Lanford, Jr.

_____ (SEAL)

STATE OF SOUTH CAROLINA }
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PROBATE

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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 5th day of February 1965.

Paul E. Baine, III (SEAL)
Notary Public for South Carolina.

Shawn W. Watson

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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) 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 5th day of February 1965.
Paul E. Baine, III (SEAL)
Notary Public for South Carolina.

Mary M. Lanford

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