

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MAY 21 4 00 PM '71

OLLIE FARNSWORTH R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that JAY SANDERS, JR. AND KAREN G. SANDERS,

in consideration of Forty-Five Hundred Dollars (\$4,500.00) and assumption of mortgage as set out below to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

CELIA E. PENNINGTON, her heirs and assigns forever:

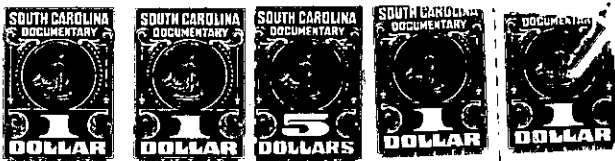
All that piece, parcel or lot of land with all improvements thereon, situate, lying and being on the northeasterly side of Keith Drive in the City of Greenville, County of Greenville, State of South Carolina and being designated as Lot No. 41 on the plat of property of Ed B. Smith as recorded in the RMC Office for Greenville County in Plat Book S, at page 23 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Keith Drive at the joint front corner of Lots 40 and 41 and running thence with line of Lots 40 and 41, North 54-15 East 150 feet to an iron pin; thence South 35-45 East 75 feet to an iron pin; running thence South 54-15 West 150 feet to Keith Drive; running thence along Keith Drive, North 35-45 West 75 feet to the point of beginning.

As part of the consideration for the above conveyance, the Grantee hereby assumes that certain mortgage held by C. Douglas Wilson & Co. on which there is a present balance of \$10,146.60.

This is the same property conveyed to the Grantors herein by deed dated January 5, 1970 and recorded January 5, 1970 in the RMC Office for Greenville County in Deed Book 882 at page 171.

This property is sold subject to all existing and recorded easements, rights of way and restrictive covenants pertaining to said property and as recorded in the RMC Office for Greenville County and as shown on said plat.



Greenville County Stamps 495.

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 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 20 day of May 19 71.

SIGNED, sealed and delivered in the presence of:

Signatures of Jay Sanders Jr. (SEAL), Karen G. Sanders (SEAL), Louis B. Sullivan (SEAL), and Nancy S. Lodges (SEAL).

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

SWORN to before me this 20th day of May 19 71.

Signatures of Louis B. Sullivan (SEAL) and Nancy S. Lodges.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
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 20th day of May 1971.

Signatures of Louis B. Sullivan (SEAL) and Karen G. Sanders.

Notary Public for South Carolina. My commission expires 5-13-80.

RECORDED this 21 day of May 19 71. 4:00 P.M. No. 27929