

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Walter O. Hendrix and Sara L. Hendrix, hereafter referred to as Grantor, in consideration of the sum of Four Thousand Four Hundred Fifty and No/100 and assumption of mortgage by John Crosland Company, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns;

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 10, Sundown Circle, Peppertree Subdivision, Section No. 1, as shown on a plat of Peppertree, recorded in Plat Book 4N at Page 72, as revised by Plats recorded in Plat Book 4A at Page 2 and 5E at Page 142, and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at a point located on the northern side of the right-of-way of Sundown Circle, a joint corner of Lots No. 10 and 11, thence along the said right-of-way S. 81-00 W. 70.0 feet to a point; thence N. 9-00 W. 150.0 feet to an iron pin; thence N. 77-29 E. 80.0 feet to an iron pin; thence S. 5-19 E. 155.3 feet to the point of beginning.

The above property is subject to the Amended Declaration of Covenants, Conditions and Restrictions recorded in the Office of the R.M.C. for Greenville County in Deed Book 978 at Page 895, and to any other restrictions, easements and rights-of-way of record, including a five foot drainage and utility easement along side and rear lot lines.

The above described property was granted to the Grantors by deed dated March 29, 1974, recorded in the Office of the R.M.C. for Greenville County in Deed Book 996 at Page 318.

This conveyance is made subject to the mortgage of Carolina National Mortgage Investment Co., Inc. assigned to Westchester Federal Savings & Loan Association, recorded in Mortgage Book 1305 at page 777 and Mortgage Book 1305 at page 781, respectively, said mortgage having a principal balance of \$36,587.10, which is hereby assumed by the Grantee.

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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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 9th day of September, 1974.

Signed, Sealed and Delivered in the Presence of Walter O. Hendrix (Seal)
(Walter O. Hendrix)

Suzanne H. Madden (Seal)
Sara L. Hendrix (Seal)
(Sara L. Hendrix)

Sara L. Hendrix (Seal)
Greenville County Stamps Paid \$ 4.95 Act No. 380 Sec. 1
STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 9th day of September, 1974
Sara L. Hendrix (Seal)
Notary Public for South Carolina

My Commission expires 10-17, 1976
STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Sara L. Hendrix wife of the within named Grantor did this day appear before me, and 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 Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 9th day of September, 1974
Sara L. Hendrix (Seal)
Notary Public for South Carolina
(Sara L. Hendrix)

My Commission expires 10-17, 1976
Recorded this SEP 11 1974 day of SEP 11 1974 at 3:25 P. M., No. 6980

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