

Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, Attorneys at Law, Greenville, S. C.

State of South Carolina JAN 2 9 56 AM 1969 TITLE TO REAL ESTATE GREENVILLE COUNTY

OLLIE FARRIS NORTH Know All Men by These Presents:

That Gilbert Sanchez R.M.C. hereafter referred to as Grantor, in consideration of the sum of Three Thousand Sixty-nine and 05/100 (\$3,069.05) DOLLARS, paid to Grantor by Arthur E. and Rosemarie Praeuber, Jr. 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

ALL that piece, parcel or lot of land situate, lying and being in Gantt Township, Greenville County, State of South Carolina and being known and designated as Lot No. 64 of Pecan Terrace, according to a plat thereof prepared by Piedmont Engineering Services, dated March 27, 1953, and recorded in the R.M.C. Office for Greenville County in Plat Book "GG", Page 9, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Mayflower Avenue, joint front corner of Lots Nos. 63 and 64 and running thence along said Avenue N. 17-33 E. 70 feet to an iron pin, joint front corner of Lots Nos. 38 and 64; thence along the joint side line of said Lots N. 72-27 W. 150.2 feet to an iron pin on the side line of Lot No. 39; thence along said line S. 40-30 W. 76 feet to an iron pin, joint rear corner of Lots Nos. 63 and 64, thence along the joint line of said lots S. 72-27 E. 180 feet to the beginning corner.

This being the same property conveyed to the within named grantor by deed of Henry W. Goldsberry and Robert L. Duncan, recorded in Deed Book 524, at Page 538, in the R.M.C. Office for Greenville County, South Carolina.

As part of the consideration herein, the Grantee does hereby assume and agree to pay the balance due of \$5,230.95 on that certain mortgage given by Grantor herein to General Mortgage Company in the face amount of \$7,750.00, dated May 5, 1955 and recorded in the R.M.C. Office in Mortgage Book 637, at Page 135.



\$ 3.85

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 26th day of December, 1968.

Gilbert Sanchez (Seal)

Signed, Sealed and Delivered in the Presence of

w/ Clemente Galindo Jr.

w/ Fred Williams



Grantor

PROBATE

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

26 day of DECEMBER 1968

Fred Williams (Seal) Notary Public for South Carolina

My Commission Expires JUNE 1, 1964

Clemente Galindo Jr.

STATE OF SOUTH CAROLINA, TEXAS GREENVILLE COUNTY OF TOM GREEN

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Juliette V. Sanchez, 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 Grantor 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

26 day of DECEMBER 1968

Fred Williams (Seal) Notary Public for South Carolina, Texas

My Commission expires January 1, 1972

Juliette V. Sanchez

Recorded this 2 day of January 1969 at 9:56 A.M., No. 15730

156-361-72