

JAN 17 3 54 PM 1969

BOOK 860 PAGE 266

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.

County Stamps Paid \$6.05
See Act No.380 Section 1

KNOW ALL MEN BY THESE PRESENTS, that I, Ben C. Sanders, of Greenville County

in consideration of Five Thousand, Five Hundred and No/100 (\$5,500.00)-----Dollars,
and assumption of mortgage set out below
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto
B. L. Childress, his heirs and assigns forever:

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 the major portion of Lot 40 and a portion of Lot 41-as shown on a plat of Cedar Terrace being recorded in the R. M. C. Office for Greenville County in Plat Book BBB at Page 137, and said property is also known as Lot 40 according to a more recent plat entitled "Revision of Lots 40 and 41 in Cedar Terrace" dated November 5, 1968, recorded in the R. M. C. Office for Greenville County in Plat Book ZZZ at Page 68 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Pinehurst Drive, joint front corner of Lots 39 and 40 and running thence with the joint line of said lots, S. 80-24 E. 227.6 feet to an iron pin; thence N. 20-37 E. 77.8 feet to an iron pin, joint rear corner of Lots 40 and 41; thence with the joint line of said lots, N. 80-13 W. 245.6 feet to an iron pin on the southeastern side of Pinehurst Drive; thence with said drive, S. 11-57 W. 20 feet to an iron pin; thence continuing with said drive, S. 9-36 W. 100 feet to the beginning corner;

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s), or on the premises.

As a part of the consideration for this conveyance, the grantee expressly assumes and agrees to pay the balance due on that certain note and mortgage in the original sum of \$20,500.00 executed by the grantor to the First Federal Savings and Loan Association of Greenville and recorded in the R. M. C. Office for Greenville County in Mortgage Book at Page , the balance due thereon being the sum of \$20,500.00 as of this date.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 17th day of January 1969.

SIGNED, sealed and delivered in the presence of:

Ben C. Sanders (SEAL)
Ben C. Sanders

(SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

SWORN to before me this 17th day of January 1969

Joseph H. Earle, Jr. (SEAL)
Notary Public for South Carolina. MY COMMISSION EXPIRES
JANUARY 1, 1970

Carolyn G. Giffitt

(SEAL)

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) 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)' 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 17th day of January 1969

Joseph H. Earle, Jr. (SEAL)
Notary Public for South Carolina. MY COMMISSION EXPIRES

Freeda M. Sanders
Freeda M. Sanders

RECORDED this 17 day of January 1969 at 3:54 P. M. No. 17014



62-1-239
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