

STATE OF SOUTH CAROLINA FARNSWORTH
GREENVILLE COUNTY R. M. C.

County Stamps Paid 84.40
See Act No.380 Section 1

Know All Men By These Presents:

That We, C. RANDAL SHELTON and JANICE NEILL SHELTON

in the State aforesaid, in consideration of the sum of THREE THOUSAND NINE HUNDRED SEVENTY-FOUR AND 05/100ths (\$3,974.05) Dollars and the assumption of the mortgage indebtedness recited below to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said BEATRICE SMITH MAYBANK, Her Heirs and Assigns Forever:

All that certain piece, parcel or lot of land, in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 12 on plat of Knollwood recorded in Plat Book E at page 35, in the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Seminole Drive, which pin is 490.6 feet from the turnout point of Seminole Drive and Sunset Drive, and is the joint front corner of Lots Nos. 12 and 13, and running thence with the joint line of said lots, S. 42-58 W. 171.9 feet to an iron pin; thence N. 48-57 W. 117 feet to an iron pin; thence N. 55-03 E. 180 feet to an iron pin in the southwestern side of Seminole Drive; thence with said Drive S. 47-02 E. 80 feet to the point of beginning.

ALSO:

All that piece, parcel or lot of land being shown as a portion of Lot No. 13 on the above referred to plat, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Seminole Drive at the corner of Lot No. 12 and running thence with the southern side of said Drive S. 47-02 E. 2.6 feet to a stake; thence S. 39-45 W. 171.4 feet to a stake in line of Lot No. 11; thence with line of said lot N. 48-57 W. 13.2 feet to a stake; thence N. 42-58 E. 171.9 feet to the point of beginning.

This property is conveyed subject to the restrictions, easements and rights-of-way of record affecting said property.

The grantee herein assumes and agrees to pay the balance due on that certain mortgage given by the grantors herein to Fidelity Federal Savings & Loan Association, July 12, 1968, recorded in the said R. M. C. Office for Greenville County in Book 1097 at page 365, said mortgage having a balance of \$23,925.95

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(s) hereinabove named, and her Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's (s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's (s) Heirs 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) hands and seals this 30th day of June in the year of our Lord One Thousand Nine Hundred and Sixty-Nine.

Signed, Sealed and Delivered in the Presence of

C. Randal Shelton (Seal)
Janice Neill Shelton (Seal)

[Handwritten signatures]



State of SOUTH CAROLINA
County of GREENVILLE

Personally appeared before me Jo-Ann T. Charping

and made oath that he saw the within named grantor(s) C. Randal Shelton and Janice Neill Shelton sign, seal and as their act and deed deliver the within written deed, and that she, with Hugh Z. Graham, Jr. witnessed the execution thereof.

Sworn to before me this 30th day of June, A. D. 1969
[Signature] (Seal)
Notary Public for South Carolina

[Signature]

My Commission Expires; 1-1-70
State of SOUTH CAROLINA
County of GREENVILLE

RENUNCIATION OF DOWER

I, Jo-Ann T. Charping, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Janice Neill Shelton wife of the within named C. Randal Shelton 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 Beatrice Smith Maybank her Heirs 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 within mentioned and released.

GIVEN under my hand and seal this 30th day of June, A. D. 1969
[Signature] (Seal)
Notary Public for South Carolina

[Signature]

My Commission Expires: 1-1-70

519-222.1-1-1