

Nov 4 4 19 PM '69

VOL 878 PAGE 572

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, Larry Keith Sexton,

in consideration of One and No/100 and assumption of mortgage indebtedness listed below----- Dollars,
(\$1.00)
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Patricia L. Sexton, her heirs and assigns, forever:

All my one-half undivided interest in and to:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 13 on plat entitled "Final Plat Ogden Acres", prepared by Carolina Engineering and Surveying Co., dated September 25, 1964, and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book BBB at Page 27, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Ogden Drive at the joint front corners of Lots Nos. 12 and 13 and running thence with the line of Lot No. 12 S. 33-40 E. 129. 0 feet to an iron pin; thence S. 56-10 W. 120 feet to an iron pin at the joint rear corner of Lots Nos. 13 and 14; thence with the line of Lot No. 14 N. 33-40 W. 129.0 feet to an iron pin on the southeastern side of Ogden Drive, thence with the southeastern side of Ogden Drive N. 56-10 E. 120 feet to the point of Beginning.

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

Grantee to pay 1969 taxes.

As part of the consideration herein, grantee assumes and agrees to pay that certain note and mortgage in favor of Carolina Federal Savings and Loan Association, dated July 7, 1965 in the original amount of \$10,150.00, which mortgage is of record in Mortgage Volume 1000 at Page 178, R.M.C. Office for Greenville County, S. C.

As a part of the consideration herein, grantee assumes and agrees to pay that certain mortgage to Home Improvement Co. having a principal balance due thereon of \$402.34.

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 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 31st day of

October, 19 69.

SIGNED, sealed and delivered in the presence of:

Larry Keith Sexton (SEAL)

Larry Keith Sexton (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 31st day of October, 19 69.

Charles B. Richardson III (SEAL)

Frances P. Leitke

Notary Public for South Carolina.

My commission expires: 30 June 1969

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER - *Grantee Wife of Grantor*

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

day of 19

(SEAL)

Notary Public for South Carolina.

RECORDED this 4th., day of November 19 69, at 4:19 P. M., No. 10597

308- B13.1-1-138