

Aug 19 4 26 PM '70

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TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomas and Sons, Building, Greenville, S. C.
O. L. HEARNESWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Benjamin F. Morgan and Virginia N. Morgan

in consideration of Five Thousand and no/100 (\$5,000.00)-----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 Horace Mauldin, his heirs and assigns forever

All that lot of land situate on the eastern side of Chastain Drive in the
County of Greenville, State of South Carolina, being shown as lot 13 on
a plat of Maple Acres Subdivision dated June 1953 prepared by C. O. Riddle
recorded in Plat Book F at page 111 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 eastern side of Chastain Drive at the joint
front corner of lot 13 and lot 14 and running thence with lot 14 S. 75-30
E. 122.6 feet to an iron pin in the line of lot 12; thence with lot 12,
the branch being the line, N. 11-17 E. 112.2 feet to an iron pin; thence
N. 30-38 W. 61.7 feet to an iron pin; thence N. 50-05 W. 41.3 feet to an
iron pin on Chastain Drive; Thence with Chastain Drive S. 55-07 W. 12 feet
to an iron pin; thence S. 38-52 W. 50 feet to an iron pin; thence S. 22-37
W. 50 feet to an iron pin; thence S. 14-30 W. 69 feet to the point of
beginning.

This is the same property conveyed to the grantors by deed recorded in Deed
Book 864 at page 36 in the R.M.C. Office for Greenville County.

This property is conveyed subject to all recorded restrictions, easements
and rights of way if any affecting said property.

As part of the consideration the grantee assumes and agrees to pay the
balance due on a mortgage to Aiken Loan and Security Company recorded
in Mortgage Book 955 at page 595 and having a present balance of
\$10,368.99.



Greenville County
Taxes
\$ 5.50
Act No. 380 Sec. 1

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, successors
and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administra-
tors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns
against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 19th day of August 19 70.

SIGNED, sealed and delivered in the presence of:

Sandra L. Stone (SEAL)
Donald R. McAlister (SEAL)
Benjamin F. Morgan (SEAL)
Virginia N. Morgan (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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

SWORN to before me this 19th day of August 19 70

Donald R. McAlister (SEAL)
Sandra L. Stone
Notary Public for South Carolina
My commission expires: 8/4/79

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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 whom-
soever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, 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
19th day of August 19 70.
Donald R. McAlister (SEAL)
Virginia N. Morgan
Notary Public for South Carolina
My commission expires: 8/4/79

RECORDED this 19th day of August 19 70, at 4:26 P. M., No. #4117

-301-162-1-8.13