

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

JAN 5 12 18 PM '73
DORRIS S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that John B. Toothaker and Agnes A. Toothaker

in consideration of Three Thousand Three Hundred and No/100-----(\$3,300.00)----- Dollars
and the assumption of the mortgage as referred to 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
Richard A. Bene and Janice C. Bene, their heirs and assigns forever;

All that piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, on the southwestern side of Windemere Drive, being known and designated as Lot No. 40, as shown on a Plat of Map No. 2 of Cherokee Forest, made by Dalton & Neves, October, 1956, and recorded in the R. M. C. Office for Greenville County, in Plat Book EE, at Pages 190 and 191, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Windemere Drive, at the joint front corner of Lots 40 and 41, and running thence with the common line of said Lots S. 56-30 W. 175 feet to an iron pin; thence running N. 33-30 W. 100 feet to an iron pin at the joint rear corner of Lots 39 and 40; thence with the common line of said Lots N. 56-30 E. 175 feet to an iron pin on the southwestern side of Windemere Drive; thence with the line of said Drive S. 33-30 E. 100 feet to the point of beginning.

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises.

This is the same property conveyed to the grantors herein by deed recorded in the R. M. C. Office for Greenville County, in Deed Book 901, at Page 377.

As a part of the consideration herein, the grantee assumes and agrees to pay that certain mortgage in favor of C. Douglas Wilson & Co. in the principal amount of \$31,150.00, recorded in the R. M. C. Office for Greenville County, in Mortgage Book 1171, at Page 195, and having a present principal balance due thereon of \$30,612.71.

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 assigns against the grantor(s) and the grantor'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 23rd day of January 1972.

SIGNED, sealed and delivered in the presence of

John B. Toothaker (SEAL)
John B. Toothaker (SEAL)

John B. Mann
W. Frank Durham



Agnes A. Toothaker (SEAL)
Agnes A. Toothaker (SEAL)



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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 23rd day of January 1972.

John B. Mann (SEAL)
Notary Public for South Carolina
My commission expires: 5/19/79

W. Frank Durham

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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(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

23rd day of January 1972

John B. Mann (SEAL)
Notary Public for South Carolina
My commission expires: 5/19/79

Agnes A. Toothaker
Agnes A. Toothaker

RECORDED this 5th day of March 1973 at 12:18 P.M., No. 24709

P15.9

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1-271-15.9