

STATE OF SOUTH CAROLINA, 2 33 PM 1955

GREENVILLE COUNTY



CLLIE I. NORTH R.M.C.

Know All Men by These Presents:

That We, R. T. Banks & Bennie R. Banks

Three Thousand (\$3,000.00) and subject to mortgage in the State aforesaid, in consideration of the sum of DOLLARS,

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 H. J. Martin and Joe O. Charping,

All that piece, parcel or lot of land lying and being situate in Gantt Township, Greenville County, South Carolina, and being known and designated as lot No. 54, on plat of property of Sylvan Hills, recorded in the office of the RMC for Greenville County in Plat Book S page 103, and being more particularly shown on plat of property of R. T. and Bennie R. Banks, dated December 9, 1954 prepared by R. K. Campbell, Surveyors, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Valley View Lane at the joint front corner of Lots 54 and 55, and running along Valley View Lane S. 84-24 W. 70 feet to an iron pin at the joint front corner of Lots 54 and 53; thence along the joint line of Lots 53 and 54, N. 5-36 W. 150 feet to an iron pin in the center of a 10 ft. utility easement; thence along the center of said 10 ft. utility easement N. 84-24 E. 70 feet to an iron pin at the joint rear corner of Lots 54, 55, 62 and 63; thence along the joint line of Lots 54 and 55, S. 5-36 E. 150 feet to an iron pin on Valley View Lane, the point of beginning.

This is the same property conveyed to grantors by Homes, Inc. by deed recorded Dec. 22, 1954 in vol. 514 page 513 of the RMC Office for Greenville County, S. C. and is conveyed subject to restrictions applicable to said subdivision recorded in vol. 353 page 270 and to any recorded easements or rights of way.

THIS CONVEYANCE IS made subject to that certain mortgage held by Prudential Insurance Co. of America in the original amount of \$9900.00 rec. Dec. 28, 1954 in vol. 622 page 171, of the RMC Office for Greenville County, S.C., on which there is a balance due of \$7,191.32.

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 their 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') hand and seal this 12 day of January in the year of our Lord One Thousand Nine Hundred and sixty-five.

Signed, Sealed and Delivered in the Presence of

Genobia Cox (Seal)
W.W. Wilkins (Seal)
R.T. Banks (Seal)
Bennie R. Banks (Seal)
Three cancelled documentary stamps: \$5, \$1, and \$1.50.

State of South Carolina, Greenville County

Personally appeared before me Genobia Cox

and made oath that she saw the within named grantor(s) R. T. Banks and Bennie R. Banks sign, seal and as their act and deed deliver the within written deed, and that she, with W. W. Wilkins witnessed the execution thereof.

Sworn to before me this 12 day of January, A. D. 19 65

W.W. Wilkins (Seal) Notary Public for South Carolina

Genobia Cox (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, W. W. Wilkins a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Bennie R. Banks wife of the within named R. T. Banks 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 H. J. Martin and Joe O. Charping, their 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 12 day of January, A. D. 19 65

W.W. Wilkins (Seal) Notary Public for South Carolina

Bennie R. Banks (Seal)

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$
Recorded this 12th day of January 19 65, at 2:38 P. M., No. 19693

156-365-4-13