

TITLE TO REAL ESTATE-Prepared by KENDRICK, STEPHENSON & J
APR 25 3 57 PM '69

175 at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.



County Stamps Paid \$ 11 00
See Act No.380 Section 1



KNOW ALL MEN BY THESE PRESENTS, that I, H. Dirk Holleman,

in consideration of Nine Thousand Nine Hundred Thirty-Six and 47/100 (\$9,936.47) Dollars,
and assumption of mortgage as set forth 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 Paul L. Baniass and Billie J. Baniass, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate on the northwesterly side of Malvern Place and on the northeasterly side of Hermitage Road near the City of Greenville, State of South Carolina being known and designated as Lot No. 168 on Plat of Section III of Lake Forest as recorded in the RMC Office for Greenville County, S. C. in Plat Book GG at pages 76 and 77 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Malvern Place, at joint corner of Lots 167 and 168 and running thence along Malvern Place S 46-28 W 161.2 feet to an iron pin; thence with the curve of Malvern Place and Hermitage Road (the chord being N 89-19 W 35.7 feet) to an iron pin on the northeasterly side of Hermitage Road; thence along Hermitage Road N 45-13 W 84.3 feet to an iron pin; thence still along Hermitage Road N 51-35 W 34 feet to an iron pin; thence along the line of Lots 162 and 163 N 40-03 E 188.4 feet to an iron pin; thence with the line of Lot 167 S 46-01 E 164.1 feet to an iron pin on the northwesterly side of Malvern Place the point of beginning.

For deed into grantor see Deed Book 626, page 477.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

As a part of the consideration herein the grantees do hereby assume and agree to pay the balance due of \$14,313.53, on that certain mortgage given by the grantor herein to Canal Insurance Company, in the face amount of \$18,700.00, dated June 9, 1959, and recorded on June 10, 1959, in the RMC Office in Mortgage Book 791, page 119, and assigned to New York Life Insurance Company June 10, 1959.

GRANTEES TO PAY 1969 TAXES.

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 25th day of April 1969.

SIGNED, sealed and delivered in the presence of:

Ellie L. Darby Jr.
Denise J. Baniass

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

SWORN to before me this 25th day of April 1969.

Denise J. Baniass (SEAL)
Notary Public for South Carolina.
My commission expires: 9-15-77

Ellie L. Darby Jr.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

25th day of April 1969
Denise J. Baniass (SEAL)
Notary Public for South Carolina.
My commission expires: 9-15-77

H. Dirk Holleman

RECORDED this 25 day of April 1969 at 3:57 P. M., No. 25630

271-277-2178