

GREENVILLE CO. S. C.

FEB 17 4 58 PM '70

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STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that

I,

Malcolm G. Sanders,

in consideration of Four Thousand, Two Hundred Eighty-Two and 95/100 (\$4,282.95) -- Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

John T. James and Sara N. James, share
and share alike, their heirs and assigns
forever:

All that piece, parcel or lot of land, with all improvements thereon, situate in Greenville County, State of South Carolina, containing three and 84/100 (3.84) acres, more or less, and having the following metes and bounds, according to a plat made by C. O. Riddle, May 21, 1968, to wit:

Commencing at an iron pin on the northern side of Douglas Drive, and running thence along the northern side of said drive N. 65-23 W. to corner of Martindale property; thence continuing on said course along said Martindale property, for a total distance along said drive and said Martindale property of 432.25 feet to an iron pin; thence along another line of said Martindale property N. 35.08 E. 432.6 feet to an iron pin; thence S. 65-45 E. 353.65 feet to an iron pin; thence S. 24-37 W. 427.4 feet to the beginning corner, and being the western portion of a tract of land conveyed to me by deed from H. Alton Clark, dated June 5, 1968, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 845 at page 436. The other portion of the said Clark tract lies to the east of the land just described, and is shown on said plat, and according thereto contains 3.00 acres.



Greenville County
Stamps
Paid \$ 4.75
Act No.

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 17th day of February 19 70.

SIGNED, sealed and delivered in the presence of:

Malcolm G. Sanders (SEAL)

Janie G Bowen (SEAL)
C. S. Bowen (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 17th day of Feb. 19 70.

Janie G Bowen (SEAL)

C. S. Bowen (SEAL)
Notary Public for South Carolina.

Commission expires Jan 1, 1980

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 17th day of Feb. 19 70.

Sybil Sanders (SEAL)

C. S. Bowen (SEAL)
Notary Public for South Carolina.

Commission expires Jan 1, 1980

#18215

297-1-15.2
OUT OF 297-1-15.1
299-1