

Grantees' mailing address: GREENVILLE, Greenville, S. C. 29605
TITLE TO REAL ESTATE—Offices of Earle, Bozeman & Grayson, Attorneys at Law, Greenville, S. C.

10573 3 31 PM '76

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STATE OF SOUTH CAROLINA } DONNIE S. TANKERSLEY
COUNTY OF GREENVILLE } R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, Ben C. Sanders, of Greenville County,

in consideration of Nine Thousand and No/100-----(\$ 9,000.00)-----Dollars,
and the 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

John S. McCrary and Alice O. McCrary, their heirs and assigns forever:

All that certain piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot No. 15, FERNCREEK SUBDIVISION, on plat prepared by Dalton & Neves Co., Engineers, recorded in the R. M. C. Office for Greenville County in Plat Book 5D, Page 28, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Ferncrest Court, joint front corner of Lots Nos. 15 and 16, and running thence with the joint line of said lots, S. 52-56 W. 310.9 feet to an iron pin in the rear line of Lot No. 25; thence with the rear line of Lot No. 25 and continuing with the rear line of Lot No. 26, N. 21-08 W. 230 feet to an iron pin at the corner of Lot No. 14; thence with the joint line of Lots Nos. 14 and 15, N. 75-47 E. 233.2 feet to an iron pin on the turnaround of Ferncrest Court; thence with Ferncrest Court, the following courses and distances, S. 52-21 E. 84.6 feet and S. 49-15 E. 50.1 feet to the point of beginning; being the same conveyed to me by Wm. E. Smith, Ltd. by deed dated May 17, 1976 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 1036, at Page 633.

-155-415-1-73

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat (s), or on the premises.

The grantees herein expressly assume and agree to pay that certain note and mortgage executed by the grantor on May 20, 1976 in the sum of \$ 32,400.00 in favor of First Federal Savings and Loan Association of Greenville, recorded in the R. M. C. office for Greenville County in Mortgage Book 1368, at Page 57, on which there is a balance due of \$ 32,400.00 as of this date.

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)' heirs or successors and assigns forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 August 19 76

SIGNED, sealed and delivered in the presence of: Ben C. Sanders (SEAL)
Ben C. Sanders

Petrick H. Grayson
Mary S. Martin
Greenville County
Stamps Paid \$ 9.90
Act No. 380 Sec. 1
SOUTH CAROLINA DOCUMENTARY
\$10 DOLLARS
\$5 DOLLARS
\$1 DOLLAR
\$1 DOLLAR
(SEAL)
SOUTH CAROLINA COUNTY

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

SWORN to before me this 23rd day of August 19 76
Petrick H. Grayson (SEAL)
Notary Public for South Carolina.
My Commission Expires: 11-19-79
Mary S. Martin
C
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CCI
SOUTH CAROLINA
GREENVILLE COUNTY

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 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
May 1 August 19 76
Petrick H. Grayson (SEAL)
Notary Public for South Carolina.
My Commission Expires: 11-19-79
Freda M. Sanders
Freda M. Sanders

RECORDED this day of AUG 23 1976 at 3:31 P. M., No. 5179

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