

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
JAN 31 1977

VOL 1050 PAGE 296

KNOW ALL MEN BY THESE PRESENTS, that Ben C. Sanders

in consideration of Eleven Thousand, Seven Hundred Thirty Six and 68/100-----Dollars, and assumption of the 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 Hal B. Buchanan and Maria H. Buchanan, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 105, Devenger Place, Section II, as shown on plat thereof prepared by Dalton & Neves Co., Engineers, dated October, 1973, which plat is of record in the RMC Office for Greenville County, S. C., in Plat Book 5-D, Page 8 and having the following metes and bounds, to-wit:

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BEGINNING at an iron pin on the southwestern side of Longstreet Drive, joint front corner of Lots 104 and 105 and running thence with the joint line of said Lots S. 63-35 W. 185.9 feet to an iron pin at the rear corner of Lot 87; thence with the rear line of Lot 87, S. 33-49 E. 90 feet to an iron pin at the joint rear corner of Lots 105 and 106; running thence with the joint line of said Lots N. 63-49 E. 172.3 feet to an iron pin on the southwestern side of Longstreet Drive; thence with Longstreet Drive N. 25-54 W. 60.7 feet to an iron pin; thence continuing with said Drive N. 23-33 W. 29.3 feet to the point of beginning. This being the same property conveyed to the Grantor by deed of Devenwood Land Co., a Partnership recorded June 30, 1975 in the RMC Office for Greenville County in Deed Vol. 1020 at Page 524.

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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 the balance due on a certain note and mortgage executed by Grantor on the 27th day of June, 1975, in the original sum of \$40,400.00, in favor of First Federal Savings and Loan Association of Greenville, recorded 6-30-75 in Mortgage Book 1350 at Page 658, having a present balance of \$40,213.32.

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) does 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 27th day of January 19 77

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

[Signature] (SEAL)

[Signature] (L)

[Signature] (L)

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

SWORN to before me this 27th day of January 19 77

[Signature] (SEAL)
Notary Public for South Carolina

GREENVILLE COUNTY DOCUMENTARY TAX
\$ 13.20

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) 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 27th day of January 19 77

[Signature] (SEAL)
Notary Public for South Carolina

RECORDED this 31st day of JAN 31, 1977 at 12:37 P. M. No. 20017

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