

TITLE TO REAL ESTATE prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

Vol 1068 Page 232

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that WE, H. J. MARTIN AND JOE O. CHARPING

in consideration of THIRTEEN THOUSAND FIVE HUNDRED FIFTY (\$13,550.00) ----- Dollars,
and assumption of mortgage

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
and release unto RICHARD S. BENTZ & LINDA S. BENTZ, their heirs and assigns:

All that piece, parcel or lot of land in the county of Greenville, state of South Carolina, being known and designated as Lot No. 2, and a small triangular portion of lot No. 3, shown on plat of Pilgrim's Point, recorded in plat book 4-R page 69 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the south side of Freeport Drive, at the beginning of the turn-around, the joint front corner of Lots 19 and 2; thence with the joint line of said lots S. 17-50 E. 85 feet to an iron pin corner of Lot 1; thence with the line of said lot S. 85-54 E. 211.7 feet to an iron pin; thence N. 18-55 W. 180.9 feet to an iron pin in the rear line of Lot No. 3; thence with a new line through said lot S. 58-08 W. 114.38 feet to an iron pin the original joint front corner of lots 2 & 3, on the east side of Freeport Drive turn-around; thence with the curve of said turn-around S. 41-54 W. 30 feet to a point; thence S. 76-57 W. 30 feet to a point; thence continuing N. 65-35 W. 35 feet to the beginning corner.

Lot 2 was conveyed to grantors by M. William Bashor, Jr. & Robert O. Vickery by deed dated 12/2/75 recorded 12/30/75 in deed vol. 1029 page 495, and lot 3 was conveyed to mortgagors by M. William Bashor, Jr. & Robert O. Vickery by deed dated 4/11/75 recorded 8/27/75 in deed vol. 1023 page 271 of the RMC Office for Greenville County, S. C.

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

AS A PART OF THE CONSIDERATION for this conveyance, the grantees herein assume and agree to pay that certain mortgage given by H.J. Martin and Joe O. Charping to Fidelity Federal Savings and Loan Association in the original amount of \$40,400.00 dated 8/12/77 recorded 8/12/77 in mortgage vol. 1406 page 838 of the RMC Office for Greenville County, S. C., on which there is a balance due of \$40,400.00.

GRANTEES' ADDRESS: 108 Freeport Drive, Greenville, S.C. 29615

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 8 day of NOVEMBER 19 77
SIGNED, sealed and delivered in the presence of. H.J. Martin (SEAL)

Grenda C. Hall (SEAL)
Joe O. Charping (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 8 day of NOVEMBER 19 77
Dorothy J. Martin (SEAL)
Notary Public for South Carolina
My commission expires: 11-12-79

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } RENUNCIATION
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ P.B. NOV 10 1977 \$ 15.40

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 8 day of NOVEMBER 19 77
Dorothy J. Martin (SEAL)
Notary Public for South Carolina
My commission expires: 11-12-79
Dorothy J. Martin
Elsie Mae B. Charping

RECORDED this NOV 10 1977 19 at 9:55 A.M. No. 1068

4328 RV-2