

TITLE TO REAL ESTATE--Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that we, John C. Cothran and Ellis L. Darby, Jr.

in consideration of Four Thousand Eight Hundred Fifty and No/100 (\$4,850.00) Dollars,
and assumption of mortgage 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 Steve C. Francis and Sandra H. Francis, their heirs and assigns forever:

All that lot of land in Greenville County, State of South Carolina, on the southern side of Seabury Drive, near the City of Greenville, being shown as Lot 103 on a plat of Merrifield Park, recorded in Plat Book 000 at page 177, and described as follows:

BEGINNING at an iron pin on the southern side of Seabury Drive, at the corner of Lot 104, and running thence with the southern side of said Drive S 71-00 E 110 feet to an iron pin at the corner of Lot 102; thence with the line of said Lot S 19-00 W 181.1 feet to an iron pin; thence N 69-54 W 55.6 feet to an iron pin; thence N 71-00 W 54.4 feet to an iron pin at the corner of Lot 104; thence with the line of said Lot N 19-00 E 180 feet to the beginning corner.

This lot is conveyed subject to restrictions recorded in Deed Book 836, at page 25, and to all easements, covenants and right of ways of record.

As a part of the consideration herein the grantees do hereby assume and agree to pay the balance due of \$22,000.00, on that certain mortgage given by the grantors herein to Security Federal Savings and Loan Association, in the face amount of \$22,000.00, dated June 21, 1968, and recorded on the same date in the RMC Office in Mortgage Book 1095, page 612.

For deed into grantors, see Deed Book 847, page 157.

GRANTEES TO PAY 1968 TAXES.

County Stamps Paid \$ 5.50
See Act No.380 Section 1



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 18th day of October 1968.

SIGNED, sealed and delivered in the presence of:

John C. Cothran (SEAL)
Ellis L. Darby, Jr. (SEAL)
John L. Stuenkel (SEAL)
Mayer R. Johnson (SEAL)

STATE OF SOUTH CAROLINA }
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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 18th day of October 1968.

Mayer R. Johnson (SEAL)
Notary Public for South Carolina
My Commission Expires January 1, 1970
John L. Stuenkel

STATE OF SOUTH CAROLINA }
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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 18th day of October 1968.

Mayer R. Johnson (SEAL)
Notary Public for South Carolina
My Commission Expires January 1, 1970
Janette W. Cothran
William C. Darby

RECORDED this 21 day of October 1968 at 12:24 P. M., No. 9749

201-540-1-32