

TITLE TO REAL ESTATE—Prepared by
STATE OF SOUTH CAROLINA
County of GREENVILLE



FILED
at Law Office Greenville, S. C.
GREENVILLE, S. C.
3 10 5 12 PM 1966

BOOK

803 PAGE 630



KNOW ALL MEN BY THESE PRESENTS That **Ben C. Sanders** OLLIE FLEMING WORTH
R.M.C. in the State aforesaid,

in consideration of the sum of **assumption of mortgage indebtedness recited below and Six Thousand Four Hundred Fifty and No/100ths (\$6,450.00)** DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

Riley D. McCard and Lorraine H. McCard, their heirs and assigns:

All that certain piece, parcel, or lot of land with all improvements thereon, situate, lying and being in the City of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot No. 57 in Cedar Terrace Sub-division as shown on plat thereof dated October 26, 1965, prepared by G.A. Wolfe, recorded in the R.M.C. Office for Greenville County in Plat Book BBB, at Page 137, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Pinehurst Drive at the joint front corner of Lots Nos. 57 and 58, and running thence with the northwestern side of Pinehurst Drive S. 9-36 W. 111.6 feet to an iron pin; thence continuing with the curve of Pinehurst Drive, the chord of which is S. 65-04 W., 56.8 feet to an iron pin; thence continuing with the northern side of Pinehurst Drive N. 59-27 W. 132.15 feet to an iron pin at the joint front corner of Lots Nos. 56 and 57; thence with the line of Lot No. 56 N. 9-36 E. 96.4 feet to an iron pin at the joint rear corner of Lots Nos. 57 and 58; thence with the line of Lot. No 58 S. 80-24 E. 170 feet to the point of beginning. This conveyance is SUBJECT to all restrictions, easements and rights of way of record, if any, affecting the above described property.

This is the identical property conveyed to the Grantor herein by deed of W. & D. Developers, Inc., dated April 20, 1966, recorded in the R.M.C. Office for Greenville County in Deed Book 797, Page 125. The Grantees assume and agree to pay the balance due on that certain mortgage executed by the Grantor April 22, 1966 in favor of First Federal Savings and Loan Association, which mortgage is recorded in Mortgage Book 1029, Page 213, and has a present assumption balance of \$17,500.00.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

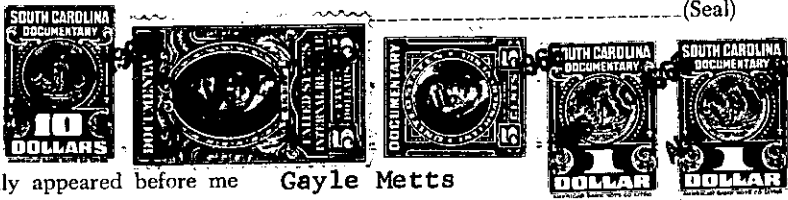
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, **their** Heirs and Assigns forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s)' Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s)' Heirs and Assigns against the grantor(s) and grantor's(s)' Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s)' hand and seal this **tenth** day of **August** in the year of our Lord One Thousand Nine Hundred and **sixty-six**.

Signed, Sealed and Delivered in the Presence of

Ben C. Sanders (Seal)
Ben C. Sanders

Gayle Metts
Frank P. McGowan, Jr.



STATE OF SOUTH CAROLINA } Personally appeared before me **Gayle Metts**

County of GREENVILLE } and made oath that **she** saw the within named grantor(s) sign, seal and as **his**

act and deed deliver the within written deed, and that **she**, with **Frank P. McGowan, Jr.** witnessed the execution thereof.

Sworn to before me this **10th** day of **August**, A. D. 19 **66**

Frank P. McGowan, Jr. (Seal)
Notary Public for South Carolina

Gayle Metts

STATE OF SOUTH CAROLINA } **RENUNCIATION OF DOWER**
County of Greenville } I, **Frank P. McGowan, Jr.**

do hereby certify unto all whom it may concern, that Mrs. **Frieda M. Sanders** wife of the within named **Ben C. Sanders** did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s), **their** Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this **10th** day of **August**, A. D. 19 **66**
Frank P. McGowan, Jr. (Seal)
Notary Public for South Carolina

Frieda M. Sanders

Recorded August 10th, 1966, at 5:12 P.M. #4192

799 - M6.2 - 1 - 256