

FEB 21 3 19 PM 1969

BOOK 862 PAGE 453

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Greenville, S. C.

OLLIE F. BROWN

STATE OF SOUTH CAROLINA

R.M.C.

County Stamps Paid \$ 2.75

COUNTY OF GREENVILLE

See Act No.380 Section 1



KNOW ALL MEN BY THESE PRESENTS, that I, Arthur L. Scifres

in consideration of Two Thousand Four Hundred and No/100 (\$2,400.00) plus assumption of mortgage Dollars,

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

ALL that certain piece, parcel or lot of land situate, lying and being in Gantt Township, State and County aforesaid being shown and designated as lot 44 on a plat of property of Sylvan Hills recorded in the R.M.C. Office for Greenville County in Plat Book S at page 103 and being more particularly described on a plat of property of Joseph Lach dated February 12, 1955 by R.K. Campbell, Surveyor and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Valley View Lane at the joint front corner of lots 43 and 44, said iron pin being 140 feet east of Morning-side Drive and running thence along Valley View Lane N. 84-20 E. 70 feet to an iron pin in the center of a 10 foot utility easement at the joint front corner of lots 44 and 46; thence along center of said utility easement S. 5-16 E. 157.1 feet to an iron pin in the center of a 10 foot utility easement at the joint rear corner of lots 44, 46, 47 and 45; thence along center of said 10 foot utility easement S. 56-44 W. 78 feet to an iron pin at the joint rear corner of lots 40, 45, 39, 41, 43 and 44; thence turning and running along the joint lines of lots 43 and 44 N. 5-26 W. 192.8 feet to an iron pin on Valley View Lane, the point of beginning.

This conveyance is made subject to existing easements, restrictions and rights of way of record.

As a part of the consideration, the grantees agree to pay the balance of that certain mortgage in favor of Cameron Brown Company recorded in the R.M.C. Office for Greenville County in Mortgage Book 973, at page 65 and having a present balance of approximately \$10,900.00.

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 assigns against the grantor(s) and the 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(s) and seal(s) this 14 day of February 19 69.

SIGNED, sealed and delivered in the presence of:

John E. Mathis, Jr.
Betty S. Harris

Arthur L. Scifres (SEAL)
(SEAL)
(SEAL)
(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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14 day of February 19 69

Notary Public for South Carolina.
My Commission Expires: 1/1/70

Betty S. Harris

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

14 day of February 19 69

Edna S. Scifres

Notary Public for South Carolina. (SEAL)

My Commission Expires:

RECORDED this 21 day of February 19 69, at 3:19 P. M., No. 19923

-159-365-5-3