TITLE TO REAL ESTATE-Prepared by RAINEY, FANT & HORTON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, FOR SATE

Coun, Irrapa Paid \$13. See Act No.380 Section 1

GREENVILLE COUNTY

Know All Men by These Presents:

That We, Samuel T. Benton and Bettye C. Benton

in the State aforesaid, in consideration of the sum of Twelve Thousand Sixty Five & 01/100 (\$12,065.01)----DOLLARS,

and assumption of the mortgage referred to below 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 the said Ambrose H. Easterby, Jr., His Heirs and Assigns, Forever:

ALL that lot of land with the buildings and improvements thereon, situate on the East side of Charlbury Street in the City of Greenville in Greenville County, South Carolina, being shown as Lot No. 23 on Plat of Section F of Gower Estates, recorded in the RMC Office for Greenville County, S. C., in Plat Book JJJ, Page 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Charlbury Street at the joint front corner of Lots 22 and 23 and runs thence along the line of Lot 22, N. 70-04 E. 179.7 feet to an iron pin; thence N. 19-50 W. 115 feet to an iron pin; thence along the line of Lot 24, S. 70-04 W. 179.9 feet to an iron pin on the East side of Charlbury Street; thence along Charlbury Street, S. 19-50 E. 115 feet to the beginning corner.

The grantee herein assumes and agrees to pay that mortgage given by M. G. Proffitt, Inc., to Fidelity Federal Savings & Loan Association of Greenville on April 21, 1966, in the original amount of \$22,100.00, recorded in the RMC Office for Greenville County in Mortgage Book 1028, Page 588, on which there remains unpaid a principal balance of \$19,934.99.

This is the same property conveyed to us by deed of M. G. Proffitt, Inc., dated October 28, 1966, recorded in the RMC Office in Deed Book 809, Page 31.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and rights of way, if any, affecting the above described property.

Grantee to pay 1969 taxes.

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, and 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 the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the

same or any part moreor.					
Witness the grantor's(s') hand and seal	this	26th	day of	February	in the year
of our Lord One Thousand Nine Hundred and	sixty	nine	Samo	1-0	0
Signed, Sealed and Delivered in the Presence o	f \	١ .	Letter (Jon Track	enton (Seal) (Seal)
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Y/any C-Hinter		Ι.	····		(Seal)
Postrick e : Dout	SOUTH CAROLINA F. DOCUMENTARY	SOUTH CAROLIN	SOUTH CAROLINA)	(Seal)
J. Ourish C. Day.					(Seal)
		1 4			• •
			9556		(Seal)
	DOLLARS	DOLLAR	BOLLARS -		

State of South Carolina,

Greenville County

Personally appeared before me

Nancy C. Hunter

and made oath that S he saw the within named grantor(s) Samuel T. Benton and Bettye C. Benton sign, seal and as Patrick C. Fant act and deed their deliver the within written deed, and that S he, with witnessed the execution thereof.

Sworn to before me this 26th day of February -----, A. D. 19___69 Parth c Dant Notary Public for South Carolina My Commission expires: 1-1-70

State of South Carolina,

RENUNCIATION OF DOWER

Greenville County

I, Patrick C. Fant

Notary Public, do hereby certify

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unto all whom it may concern, that Mrs. Bettye C. Benton wife of the within named Samuel T. Benton

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 Ambrose H. Easterby, Jr., Heirs and Assigns, all her interest and estate, his

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 26th		
day of February A. D. 19 69	DI OBITI	
School (Seal)	Bullye C. Hentra	
Notary Public for South Carolina		
My Commission expires: '1-1-70'		
Cancelled documentary stamps attached: S. C. \$; U. S. \$		
'n 114 26 . Rehmiary	69 10:56 A 20242 .	