po & Graysop, Attorn Greenville, S. C. TITLE TO REAL ESTATE-Offices

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE OLLIE FARNSWORTH R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that

I, Ben C. Sanders, of Greenville County,

in consideration of Five Thousand, Five Hundred Seventy-Five and 16/100-----and the assumption of mortgage set out below the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release Joe Frank Gay, his heirs and assigns forever:

All that certain piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the town of Mauldin, being known and designated as Lot No. 34 of Cedar Terrace as shown on plat thereof prepared by G. A. Wolfe, R. L. S., October 26, 1965 and 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, to-wit:

BEGINNING at an iron pin on the western side of Pinehurst Drive, joint front corner of Lots 33 and 34, and running thence along the joint line of said lots, S. 30-33 W. 189.0 feet to a point in a branch at the joint rear corner of said lots; thence along the meanders of said branch, a traverse line of which is S. 59-27 E. 125 feet, to the joint rear corner of Lots 34 and 35; thence along the joint line of said lots, N. 21-12 E. 157.3 feet to an iron pin on the western side of Pinehurst Drive; thence along the western side of Pinehurst Drive, following the curvature thereof, the chords being N. 39-24 W. 41 feet, N. 30-37 W. 41 feet, and N. 59-27 W. 25 feet, to the beginning corner; being the same conveyed to me by W & D Developers, Inc. by deed recorded in the R. M. C. Office for Greenville County in Deed Vol. 854, at Page 369.

The grantee assumes and agrees to pay the balance due on a certain note and mortgage executed by the grantor on March 27, 1969 in the original sum of \$22,100.00 in favor of First Federal Savings and Loan Association of Greenville, recorded in the R.-M. C. Office for Greenville County in Mortgage Book 1121, at Page 246, on which there is a balance due of \$ 22,024.84 as of this date.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat (s), or on the premises.



WITNESS the grantor's(s') hand(s) and scal(s) this 4th

County Stamps Paid # 6.60 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 apper taining; 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(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 law fully claiming or to claim the same or any part thereof.

day of September SIGNED, sealed and delivered in the presence of: (SEAL) Ben C. Sanders (SEAL) (Y) _(SEAL) N STATE OF SOUTH CAROLINA PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grant 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 execution thereof.

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MY COMMISSION EXISTENT Notary Public for South Carolina. JANUARY 1, 1970

STATE OF SOUTH CAROLINA

SWORN to before me this 4th day of

RENUNCIATION OF DOWER

COUNTY OF GREENVILLE)

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. COUNTY OF GREENVILLE

GIVEN 1	ander my	hand	and seal	*hie	• 4th
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September 19 69 YY COMMISSION EXPIRES

Lander Freeda M. Sanders

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6018 10:53 A. RECORDED this 10

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