

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Ben C. Sanders, of Greenville County

in consideration of Five Thousand, Five Hundred and No/100 (\$5,500.00)----- Dollars,
and 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
unto
C. L. Francis and Inez Francis, their 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, on the southeast side of Pinehurst Drive, being shown as Lot 44 on plat of Section 1, of Pine Valley Estates, made by Dalton & Neves, Engineers, dated February 1960, recorded in the R. M. C. Office for Greenville County in Plat Book MM at Page 138, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Pinehurst Drive at the joint front corner of Lots 43 and 44 and runs thence along the line of Lot 43, S. 28-0 E. 160 feet to an iron pin; thence N. 62-0 E. 90 feet to an iron pin; thence along the line of Lot 45, N. 28-0 W. 160 feet to an iron pin on the southeast side of Pinehurst Drive; thence along Pinehurst Drive, S. 62-0 W. 90 feet to the beginning corner;

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

As a part of the consideration for this conveyance, the grantees expressly assume and agree to pay the balance due on that certain note and mortgage, in the original sum of \$17,500.00 executed by the grantor to the First Federal Savings and Loan Association of Greenville, S. C. and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1155 at Page 177, the balance due thereon being the sum of \$17,500.00 as of this date.



Pad \$ 6.95
Act No 380 Ser.

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 30th day of July 19 70

SIGNED, sealed and delivered in the presence of:

Ben C Sanders (SEAL)
Ben C. Sanders

_____ (SEAL)

Patrick H. Grayson
Charles A. Gilbert

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 30th day of July 19 70

Patrick H. Grayson (SEAL)
Notary Public for South Carolina
My Commission Expires: 11/19/79

Charles A. Gilbert

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Publ'c, 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 30th day of July 19 70

Freeda M Sanders
Freeda M. Sanders

Patrick H. Grayson (SEAL)
Notary Public for South Carolina
My Commission Expires: 11/19/79

RECORDED this 3 day of August 19 70 at 3:41 P. M. No. 2706

799-1162-1-157