

FILED
GREENVILLE, S. C.
JUL 7 3 13 PM '71
OLLIE FARNSWORTH
R. M. C.

TITLE TO REAL ESTATE—Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Benjamin Gause

in consideration of Ten Thousand Three Hundred Seventy-Two and 42/100 (\$10,372.42) Dollars,
and assumption of mortgage as set forth 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 Nan U. Almers, her heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northerly side of Vesper Circle, in the Town of Mauldin, S. C., being known and designated as Lot No. 10 on plat of Sunset Heights, Section 2, as recorded in the RMC Office for Greenville County, S. C. in Plat Book RR, at page 85 and having according to said plat the following metes and bounds, to-wit:

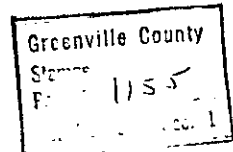
BEGINNING at an iron pin on the northerly side of Vesper Circle, said pin being the joint front corner of Lots Nos. 9 and 10 and running thence with the common line of said Lots N 25-54 E 208 feet to an iron pin, the joint rear corner of Lots Nos. 9 and 10; thence N 57-45 W 180 feet to an iron pin, the joint rear corner of Lots Nos. 10 and 11; thence with the common line of said Lots S 5-41 W 264.8 feet to an iron pin on the northerly side of Vesper Circle; thence with the northerly side of Vesper Circle S 77-08 E 90 feet to an iron pin, the point of beginning.

For deed into grantor see Deed Book 759, page 408.

This conveyance is subject to a 25 foot sewer right of way and to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

As a part of the consideration herein the grantee(s) do(es), hereby assume and agree to pay the balance due of \$18,627.58, on that certain mortgage given by the grantor herein to C. Douglas Wilson & Co., in the face amount of \$20,900.00, dated October 12, 1964 and recorded October 12, 1964, in the RMC Office for Greenville County, S. C. in Mortgage Book 974, page 551.

GRANTEE(S) TO PAY 1971 TAXES.



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 2nd day of July, 1971.

SIGNED, sealed and delivered in the presence of:

John R. Stearn (SEAL)
Mary T. Johnson (SEAL)
Benjamin Gause (SEAL)
[Signature] (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 2nd day of July, 1971.

Mary T. Johnson (SEAL)
Notary Public for South Carolina.
My Commission Expires November 19, 1979.

John R. Stearn

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

2nd day of July, 1971.

Mary T. Johnson (SEAL)
Notary Public for South Carolina.
My Commission Expires November 19, 1979.

Benjamin Gause

RECORDED this 2nd day of July, 1971 at 3:13 P. M., No. #263