

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ELIZABETH RIDDLE
R.M.C.

Greenville County
Stamps
Paid \$ 25.85
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that Willard L. Wade and Joyce M. Wade

in consideration of Twenty-Three Thousand One Hundred Four and 51/100-----(\$23,104.51)--- Dollars,
and the assumption of the mortgage as referred to 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 James H. Benson, Jr.

All that piece, parcel or lot of land, with all improvements therein, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, in the City of Greer, and being more particularly described as follows:

BEGINNING at an iron pin in or on bank of branch on line of Mrs. T. M. Groce, and runs thence S. 74-00 E. 373.5 feet to pin on line of unknown owners, near the colored cemetery lot, thence N. 9-00 E. 267 feet to iron pin; cornering with Mrs. Sue Caldwell and the Old Sherman Estate lot, thence along the Sherman Estate line with the gully as follows: N. 51-10 W. 91 feet, N. 61-45 W. 965 feet, N. 45-25 W. 100 feet; N. 59-15 W. 40 feet (Gully being line) to pin or point on edge of right-of-way of Super Highway No. 29; thence along said Highway S. 73-00 W. approximately 103 feet to branch; thence down branch as the line approximately S. 9-00 W. 298 feet to pin (shown by red line on plat of T. E. Armstrong property, dated 10-7-43), the beginning corner.

ALSO: That lot of land on the south side of Super Highway, and being a portion of the former B. S. Sherman Estate, and beginning at a corner of the lot above described on line of Mrs. Sam Caldwell, and runs thence with her line N. 6-25 E. 264.6 feet to the southern edge of right-of-way of said Super Highway; thence with said Highway line, S. 73-00 W. 295 feet to corner of Lot above described, on gully; thence along and with the gully on courses and distances given for that line in description of lot above described, about average S. 54-50 E. 409.5 feet to beginning corner.

ALSO: That certain lot on the North side of said Super Highway, in said County, State and Township, and beginning at corner of Mrs. Ella Grove's lands in or on branch, and runs thence with the northern edge of said right-of-way of Super Highway #29 N. 77-00 E. 325 feet to point, cornering with lands of Mrs. Sam Caldwell; thence with her line S. 86-51 W. 280 feet to a stake near branch; thence along, with or near said branch S. 30-00 W. 76.5 feet to an angle, thence S. 5-00 E. 20.5 feet to the beginning corner.

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises.

This is the same property conveyed to the grantors herein by deed recorded in the R. M. C. Office For Greenville County, in Deed Book 896, at Page 536.

As a part of the consideration herein, the grantee assumes and agrees to pay that certain mortgage in favor of Thomas R. Suttles, in the principal amount of \$45,000.00, recorded in the R. M. C. Office for Greenville County, in Mortgage Book 1127, at Page 623, and having a present principal balance due thereon of \$41,895.49.

SO

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 June 1972

SIGNED, sealed and delivered in the presence of:

James J. Foster
Maquita Hartley

Willard L. Wade
Willard L. Wade

Joyce M. Wade
Joyce M. Wade

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 30th day of June 1972

James J. Foster (SEAL)
Notary Public for South Carolina
My commission expires 4/7/79



Maquita Hartley

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

30th day of June 1972

James J. Foster (SEAL)
Notary Public for South Carolina
My commission expires 4/7/79

Joyce M. Wade
Joyce M. Wade

-285-G13-1-1 & G19-1-6