

State of South Carolina
COUNTY OF GREENVILLE
That THOMAS L. SIGNORE

Know All Men by These Presents:

in the State aforesaid,
in consideration of the sum of Four Thousand and No/100 (\$4,000.00)-----DOLLARS,
Plus Assumption of mortgage as set out 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 grantee(s) **MARCUS W. SANDERS AND GLENDA FAY SANDERS, THEIR HEIRS AND ASSIGNS FOREVER:**

ALL that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, lying on the northeast side of Montclair Road, and being shown and designated as Lot No. 152, on a plat of Section III of Montclair, prepared by R. B. Bruce, dated April 17, 1969, and recorded in the RMC Office for Greenville County in Plat Book "WWW" at Page 57, and having, according to said plat, the following courses and bounds, to wit:

BEGINNING at an iron pin on the northeast side of Montclair Road at the joint front corner of Lots Nos. 152 and 153 and running thence with the common line of said lots N. 60-37 W. 265.0 feet to an iron pin; thence N. 27-38 E. 75 feet to an iron pin at the joint rear corner of Lots Nos. 151 and 152; thence with the common line of said lots S. 60-37 E. 267.7 feet to an iron pin on the northeast side of Montclair Road; thence with said Road S. 29-18 W. 80 feet to an iron pin, the point of BEGINNING.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights of way of record or on the ground, along with tap fees, setback lines, and zoning regulations.

Grantor hereby transfers and assigns to grantee the insurance policy and escrow account in connection with the loan set out below.

As a part of the consideration, grantee assumes and agrees to pay the balance due on that certain mortgage to First Federal Savings & Loan Association of Greenville, S.C., which mortgage is recorded in the RMC Office of Greenville County, S.C., on which there is a balance due of \$16,516.04.

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 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, 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, or Successors 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 thereof.

Witness the grantor's(s) hand(s) and seal(s) this 11th day of June, 1975

Stated, Sealed and Delivered in the Presence of
[Signature]
[Signature]

Greenville County
S.T. 4.40
Paid to 300 800 1



State of South Carolina
COUNTY OF GREENVILLE

Personally appeared before me 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 11th day of June, A. D. 1975

[Signature]
Notary Public for South Carolina
Commission Expires: 10/20/79

[Signature]

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also 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 11th day of June, A. D. 1975

[Signature]
Notary Public for South Carolina
Commission Expires: 10/20/79
Cancelled Documentary stamp attached

[Signature]

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