

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE, CO. S. C.

VOL 1040 PAGE 216

JUL 27 9 26 AM '76

KNOW ALL MEN BY THESE PRESENTS, that We, Donnie S. Tankersley, Phillip H. Sanders and Janice S. Sanders

in consideration of Fifteen Thousand, Five Hundred & Fifty One & 91/100----- Dollars, (\$15,551.91) 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 Cora C. Sells, 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 easterly side of Silver Pine Court, near the City of Greenville, S. C., being known and designated as Lot No. 312 on plat entitled "Map No. 1, Section One, Sugar Creek", as recorded in the RMC Office for Greenville County, S. C. in Plat Book 5-D at Page 18, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Silver Pine Court, said pin being the joint front corner of Lots 311 and 312, and running thence with the common line of said lots, S. 52-15-37 E. 169.75 feet to an iron pin, the joint rear corner of Lots 311 and 312; thence N. 40-45-00 E. 56.23 feet to an iron pin; thence N. 24-16-45 E. 132.11 feet to an iron pin, joint corner of Lot 312 and Tract C; thence with the common line of Lot 312 and Tract C, N. 50-34-54 W. 96.58 feet to an iron pin, the joint corner of Lots 312 and 313; thence with the common line of said lots, S. 64-42-51 W. 160.35 feet to an iron pin on the easterly side of Silver Pine Court; thence with the easterly side of Silver Pine Court, on a curve, the chord of which is S. 06-13-37 W. 52.27 feet to an iron pin, the point of beginning. 195-534.3-1.66

This being the identical property conveyed to the grantors herein by deed of M. G. Proffitt, Inc., dated October 30, 1974, and recorded October 31, 1974, in Greenville County Deed Book 1009 at Page 628.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of ways, if any, affecting the above property.

As part of the consideration for this conveyance, the grantee hereby assumes and agrees to pay the balance of the mortgage from the grantors herein to Fidelity Federal Savings and Loan Association, in the original principal amount of \$47,000.00, recorded October 31, 1974, in Greenville County REM Volume 1326 at Page 569, said mortgage having a present unpaid balance of \$46,448.09.

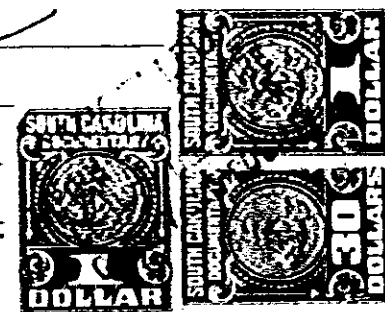
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 26 day of July 19 76

SIGNED, sealed and delivered in the presence of:

W. Cook D...  
Kathryn D. Cunningham

Phillip H. Sanders  
Phillip H. Sanders  
Janice S. Sanders  
Janice S. Sanders



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 26 day of July 19 76

W. Cook D... (SEAL)  
Notary Public for South Carolina.

My commission expires 9/29/81

Kathryn D. Cunningham

Greenville County  
Stamps  
Paid \$17.60  
Act No. 361 Sec. 1

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)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 26 day of July 1976

W. Cook D... (SEAL)  
Notary Public for South Carolina.

My commission expires 9/29/81

Janice S. Sanders  
Janice S. Sanders

RECORDED this JUL 27 1976 at 9:36 A.M., No. 2190

534.3

216

4328 RV-2