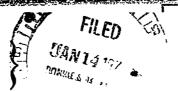
My commission expires 3/28/8



VOL 1049 PAGE 719

DANIEL J. SANDERS AND AILEEN B. SANDERS KNOW ALI. MEN BY THESE PRESENTS, that in consideration of Two-thousand and no/100------(\$2,000.00) Dollars. And subject to mortgage as set forth herein below. receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto LARRY G. SHAW BUILDER, INC., ITS SUCCESSORS AND ASSIGNS FOREVER: ALL that lot of land with the buildings and improvements thereon situate on the west side of Chuckwood Drive in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 540, Section V, Sheet Two on plat of Westwood Subdivision; made by Piedmont Engineers and Architects, November 28, 1972, recorded in the R.M.C. Office for Greenville, S. C. in Plat Book 4-X, Page 63 and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the west side of Chuckwood Drive at the joint corner of Lots 538 and 540 and runs thence along the line of Lot 538 S. 61-05 W. 140 feet to an iron pin; thence along the line of Lot 524 S. 28-40 E. 83 feet to an iron pin; thence along the line of Lot 523 S. 0-47 W. 61.5 feet to a liron pin; thence along the line of Lot 541 N. 61-20 E. 170.4 feet to an iron pin on the west side of Chuckwood Drive; thence along Chuckwood Drive N. 28-40 W. 136.8 feet to the beginning corner. This conveyance is subject to all restrictions, zoning ordinances, easements C and rights of way of record affecting the above described property. The Grantee herein accepts this property subject to the terms of that certain note and mortgage heretofore executed unto First Federal Savings and Loan Association, recorded in the R.M.C. Office for Greenville County in Mortgage Book at Page and has a present balance of \$20,510.71. -897 - 574.10-1 -146 The Grantors are to pay 1976 taxes. This is the same property conveyed to the grantors by deed of Artistic Builders, Inc. Autust 9, 1974 and recorded in Deed Vol. 1004 at Pages 609 and 610. 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 saigns, 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(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof. TWITNESS the grantor's(s') hand(s) and scal(s) this 15 thday of December . 19 SIGNED, sealed and is livered in the presence of: STAMP = 04.00 STATE OF SOUTH CAROLINA PROBATE COUNTY OF Greenville Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and in 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 December SWORN to before me the 15th day of DOCUMENTARY My commission empires. RENUNCIATION OF DOWER STATE OF SOUTH CAROLINA Jan 14:77 COUNTY OF Greenville I, the undersigned Notary Public, do hereby certify un'o 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, renouncee, 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 singular the premises within mentioned and released. GIVEN under my hand and seal this 1 Helier 1/2 r 15th day of December Aileen B. Sanders (SEAL) Notery Public for S

77

January

11"30 A/

4328 W.2

inines.

151

O-

No. 18880