

TITLE TO REAL ESTATE—PREPARED by HINSON & HAMER, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA;

GREENVILLE COUNTY JUL 22 11 53 AM 1959



Know All Men by These Presents:

That J. A. Pond and Viola C. Pond in the State aforesaid, in consideration of the sum of Four Thousand Seven Hundred Sixty-Two and 65/100----- DOLLARS, and assumption of mortgage described 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 Benjamin F. Lenhardt, his heirs and assigns,

All that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 69 on Plat No. 2 of the Property of James M. Edwards, recorded in the RMC Office for Greenville County in Plat Book II, Page 120, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Mable Avenue at the joint front corner Lots 69 and 70; and running thence with the line of Lot 70 N. 76-58 W. 138.9 feet to an iron pin; thence N. 42-52 E. 30 feet to an iron pin; thence N. 47-08 W. 175 feet to an iron pin; thence N. 42-52 E. 91.8 feet to an iron pin at the rear corner of Lot 68; thence with the line of Lot 68 S. 54-44 E. 246.9 feet to an iron pin on Mable Avenue; thence with the western side of Mable Avenue S. 12-08 W. 100 feet to the point of beginning.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given to C. Douglas Wilson & Co., on which there is a balance due of \$ 14,737.35, said mortgage being recorded in Mortgages Volume 660, page 195.

This is the same property conveyed to the grantor by deed recorded in the RMC Office for Greenville County, S. C., in Deed Volume 533, page 383.

Grantee to pay 1959 taxes.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anyway incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs 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 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 and seal this 21st day of July in the year of our Lord One Thousand Nine Hundred and Fifty Nine.

Signed, Sealed and Delivered in the Presence of

Signatures of Marjorie A. Hill, Edward Ryan Hamer, J. A. Pond, and Viola C. Pond, each followed by a dashed line and the word '(Seal)'.

State of South Carolina, } Greenville County :

Personally appeared before me Marjorie A. Hill

and made oath that she saw the within named grantor(s) J. A. Pond and Viola C. Pond sign, seal and as their act and deed deliver the within written deed, and that she, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 21st day of July A. D. 19 59. Signature of Marjorie A. Hill. Signature of Edward Ryan Hamer, Notary Public for South Carolina.

State of South Carolina, } Greenville County :

RENUNCIATION OF DOWER

I, Edward Ryan Hamer Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Viola C. Pond wife of the within named J. A. Pond did this day appear before me, and 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 Benjamin F. Lenhardt, his Heirs and Assigns, all her interest and estate, and also all 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 21st day of July A. D. 19 59. Signature of Edward Ryan Hamer, Notary Public for South Carolina. Signature of Viola C. Pond.

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ Recorded this 22nd day of July 19 59 at 11:33 A.M., No. #2714 F15-10-1-