

BOOK 692 PAGE 356

SM 10-58

TITLE OF REAL ESTATE - Form 137 1/2 - W. A. Seybt & Co. Office Supplies, Greenville

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

GREENVILLE

FEB 16 3 20 PM 1962

OLLIE F.M.C.



Know All Men by These Presents:

That I, William A. Hammond in the State aforesaid, in consideration of the sum of Twenty-four Hundred (\$2400.00) DOLLARS, and assumption of mortgage to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said CHARLES R. SANDERS AND BERTHA R. SANDERS,

All that certain piece, parcel or lot of land situate, lying and being on the southwestern side of Floyd Street, near the city of Greenville, county of Greenville, state of South Carolina, being known and designated as Lot No. 90 as shown on a plat entitled "Monaghan subdivision, Section Two, prepared by Piedmont Engineering Service, dated May 1957 recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG at page 151, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Floyd Street, at the joint front corner of Lots Nos. 89 and 90, and running thence with the line of lot No. 89, S. 38-30 W. 160 feet to an iron pin; thence with the rear line of Lot No. 64, N. 51-30 W. 75 feet to an iron pin at the joint rear corner of Lots Nos. 90 and 91; thence with the line of Lot No. 91, N. 38-30 E. 160 feet to an iron pin on the southwestern side of Floyd Street; thence with the southwestern side of Floyd Street S. 51-30 E. 75 feet to the point of beginning.

This is the same property conveyed to grantor by James A. Eppes by deed recorded October 31, 1961 in deed book 685 page 272 of the RMC Office for Greenville County, S. C.

The grantees herein assume and agree to pay the balance due on that certain mortgage held by Carolina Federal Savings and Loan Association in the original amount of \$6700.00 recorded October 31, 1961 in volume 873 page 15 of the RMC Office for Greenville County, S. C., on which there is a balance due of \$6,785.08.

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 their 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 16 day of February in the year of our Lord One Thousand Nine Hundred and sixty-two.

Signed, Sealed and Delivered in the Presence of

W.W. Wilkins

Genobia Cox

William A. Hammond

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina

Personally appeared before me Genobia Cox

COUNTY OF Greenville

and made oath that she saw the within named grantor(s) William A. Hammond sign, seal and as his act and deed deliver the within written deed, and that she, with W. W. Wilkins witnessed the execution thereof.

Sworn to before me this 16 day of February, A. D., 1962 W.W. Wilkins (Seal) Notary Public for South Carolina

Genobia Cox

State of South Carolina

RENUNCIATION OF DOWER

Notary Public, do hereby certify

COUNTY OF Greenville

I, W. W. Wilkins

unto all whom it may concern, that Mrs. Ann R. Hammond wife of the within named William A. Hammond 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 Charles R. & Bertha R. Sanders, the 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 16 day of February, A. D., 1962 W.W. Wilkins (Seal) Notary Public for South Carolina

Ann R. Hammond

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ P. #20346 Recorded this 16th day of February 1962 at 3:20 M. No.

-235-143-1-44