

MAR 12 12 36 PM 1965



BOOK 769 PAGE 182

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE F. WORTH R.M.O.

Know All Men by These Presents



That We, H. J. Martin and Joe O. Charping

in the State aforesaid, in consideration of the sum of Four Thousand One Hundred Sixty-five & 55/100 (\$4,165.55) 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 receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said JOSEPH W. HUDGENS,

All that piece, parcel or lot of land lying and being situate in Gantt Township, Greenville County, South Carolina, and being known and designated as Lot No. 54, on plat of property of Sylvan Hills, recorded in the Office of the RMC for Greenville County in Plat Book S page 103, and being more particularly shown on plat of property of R. T. and Bennie R. Banks, dated December 9, 1954 prepared by R. K. Campbell, Surveyors, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Valley View Lane at the joint front corner of Lots 54 and 55, and running thence along Valley View Lane S. 84-24 W. 70 feet to an iron pin at the joint front corner of Lots 54 and 53; thence along the joint line of Lots 53 and 54, N. 5-36 W. 150 feet to an iron pin in the center of a 10 ft. utility easement; thence along the center of said 10 ft. utility easement N. 84-24 E. 70 feet to an iron pin at the joint rear corner of Lots 54, 55, 62 and 63; thence along the joint line of Lots 54 and 55, S. 5-36 E. 150 feet to an iron pin on Valley View Lane, the point of beginning.

This is the same property conveyed to grantors by R. T. Banks & Bennie R. Banks by deed recorded January 12, 1965 in vol. 765 page 204 of the RMC Office for Greenville County, S.C. and is conveyed subject to restrictions applicable to said subdivision recorded in vol. 353 page 270.

As a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay that certain mortgage held by The Prudential Insurance Company of America, in the original amount of \$9900.00 recorded Dec. 28, 1954 in vol. 622 page 171 of the RMC Office for Greenville County, S. C., on which there is a balance due of \$ 7,334.45.

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 his Heirs and Assigns forever.

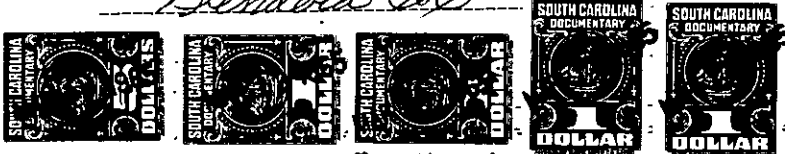
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 9 day of March in the year of our Lord One Thousand Nine Hundred and sixty-five.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of W. W. Wilkins and Genobia Cox.

Sealed signatures of H. J. Martin and Joe O. Charping.



State of South Carolina, Greenville County

Personally appeared before me Genobia Cox

and made oath that she saw the within named grantor(s) H. J. Martin & Joe O. Charping sign, seal and as their act and deed deliver the within written deed, and that she, with W. W. Wilkins witnessed the execution thereof.

Sworn to before me this 9 day of March, A. D. 19 65 Notary Public for South Carolina

Handwritten signature of Genobia Cox.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, W. W. Wilkins a Notary Public, do hereby certify

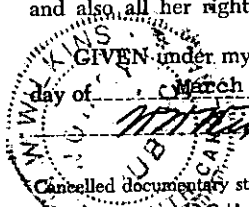
unto all whom it may concern, that Mrs. Dorothy J. Martin & Elsie M. Charping wife of the within named H. J. Martin and Joe O. Charping did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Joseph W. Hudgens, 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 9 day of March, A. D. 19 65 Notary Public for South Carolina

Handwritten signatures of Dorothy J. Martin and Elsie M. Charping.

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 12th day of March 1965 at 12:36 P.M., No. 25439



156. 365-4-13