

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1966 MAR 11 11 AM



KNOW ALL MEN BY THESE PRESENTS, that I, Ben C. Sanders, of Greenville County

in consideration of Twenty-One Thousand, Nine Hundred Fifty and No/100 (\$21,950.00)-----Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Warren B. Rhodes and Estelle D. Rhodes, their heirs and assigns forever:

All that certain piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying on the east side of Hastings Circle, being known and designated as Lot No. 40 of a subdivision known as Coral Ridge, according to a plat prepared by Piedmont Engineering Service, dated March 20, 1963, and recorded in the R. M. C. Office for Greenville County in Plat Book XX, at Page 119, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Hastings Circle, joint front corner of Lots 39 and 40, and running thence with the joint line of said lots, N. 73-36 E. 150.7 feet to an iron pin at the joint rear corner of Lots 39 and 40; running thence with the line of Lot 38, N. 3-50 W. 4.8 feet to the corner of Lot 37; thence with the rear line of Lot 37, N. 6-26 W. 86.7 feet to an iron pin at the joint rear corner of Lots 40 and 41; thence with the joint line of said lots, S. 73-36 W. 165.1 feet to an iron pin on the eastern side of said Hastings Circle, joint front corner of Lots 40 and 41; thence with the eastern side of said Hastings Circle, S. 16-24 E. 90.0 feet to the point of beginning.

ALSO: All that portion of Lot No. 39 of said subdivision having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Hastings Circle, joint front corner of Lots Nos. 39 and 40, and running thence with the joint line of said lots, N. 73-36 E. 150.7 feet to an iron pin in the line of Lot 38; thence along the line of Lot 38, S. 3-50 E. 10 feet to a point; thence along a new line through Lot No. 39 S. 73-30 W. 148.3 feet to an iron pin on the eastern side of Hastings Circle; thence with the eastern side of said Hastings Circle, N. 6-24 W. 10 feet to the point of beginning.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s), or on the premises.

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 assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'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.

WITNESS the grantor's(s) hand(s) and seal(s) this 11th day of March 19 66.

SIGNED, sealed and delivered in the presence of:

Ben C. Sanders (SEAL)
Ben C. Sanders

Peggy Poag
Luther C. Balch



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 11th day of March 19 66.

Luther C. Balch (SEAL)
Notary Public for South Carolina.

Peggy Poag

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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

GIVEN under my hand and seal this 11th day of March 19 66
Luther C. Balch (SEAL)
Notary Public for South Carolina.

Freeda M. Sanders
Freeda M. Sanders

131-2-42