

TITLE TO REAL ESTATE—Offices of Earle, Bozeman & Grayson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CLERK OF COURT
GREENVILLE

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

in consideration of Twenty Thousand, Nine Hundred Fifty and No/100 (\$20,950.00)-----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 J. E. Mixon and Cynthia Jan H. Mixon, 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, Chick Springs Township, being known and designated as Lot No. 43 and a portion of Lot No. 42 of a subdivision known as Coral Ridge as shown on plat thereof, prepared March 20, 1963 by Piedmont Engineering Service and recorded in the R. M. C. Office for Greenville County in Plat Book XX, at Page 119, and having, according to a plat of survey for Ben Sanders prepared by Piedmont Engineers & Architects January 8, 1966, and recorded in Plat Book GGG at Page 405, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Hastings Circle at the joint corner of Lots Nos. 43 and 44, and running thence along the rear lines of Lots Nos. 44 and 45, S. 83-48 E. 170.3 feet to an iron pin at a rear corner of Lot No. 35; thence along the rear line of that lot, S. 3-50 W. 100 feet to an iron pin at a rear corner of Lot No. 36; thence along a new line through Lot No. 42, S. 85-03 W. 180.4 feet to an iron pin on the eastern side of Hastings Circle; thence along the eastern side of Hastings Circle, following the curvature thereof, the chord being N. 4-35 E. 35.0 feet to an iron pin at the original joint corner of Lots Nos. 42 and 43; thence continuing along the eastern side of Hastings Circle, N. 8-20 E. 100.0 feet to the beginning corner; being a portion of the property conveyed to me by C. S. Willingham as Trustee by deed dated September 30, 1965 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 790, at Page 481.

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 14th day of November 1966.

SIGNED, sealed and delivered in the presence of:

Ben C. Sanders (SEAL)
Ben C. Sanders
Peggy W. Loag (SEAL)
Jan D. Cook (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } PROBATE

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 14th day of November 1966

Jan D. Cook (SEAL) Peggy W. Loag

Notary Public for South Carolina.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } RENUNCIATION OF DOWER

I, the undersigned Notary Public, 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 14th day of November 1966
Jan D. Cook (SEAL) Freeda M. Sanders
Notary Public for South Carolina. Freeda M. Sanders

RECORDED this 16th day of November 1966 at 12:28 P. M., No. 12683

1276-731-2-40