

FILED GREENVILLE CO. S.C.

MAR 14 4 21 PM '69

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

OLLIE FARNSWORTH R.M.C.

County Stamp Paid \$2.20 See Act No. 300 Section 1

KNOW ALL MEN BY THESE PRESENTS, that I, H. N. Mauldin, of Greenville County

in consideration of Nineteen Hundred and No/100 (\$1900.00)----- Dollars, and assumption of mortgage set out below the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Benjamin F. Morgan and Virginia N. Morgan, their heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 13 on plat of Maple Acres, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book FF, page 111, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Chastain Drive and running thence N. 14-30 E. 69 feet to an iron pin; thence continuing with said drive, N. 22-37 E. 50 feet to an iron pin; thence still continuing with said drive, N. 38-52 E. 50 feet to an iron pin; thence N. 55-07 E. 12 feet to the center of a branch; thence with said branch, S. 50-05 E. 41.3 feet to a point; thence still continuing with said branch, S. 30-38 E. 61.7 feet to a point; thence still continuing with the center line of said branch, S. 11-17 W. 112.2 feet to a point at the joint rear corner of Lots Nos. 13 and 14; thence with the joint line of Lots Nos. 13 and 14, N. 75-30 W. 122.6 feet to a point, the point of beginning; being the same conveyed to me by James B. Dobbins and Esther B. Dobbins by deed dated February 14, 1969 and recorded in the R. M. C. Office for Greenville County.

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

The grantees herein expressly assume and agree to pay the balance due on a certain note and mortgage executed on April 15, 1964 in the original sum of \$11,550.00 by James B. Dobbins and Esther B. Dobbins in favor of Aiken Loan and Security Company, recorded in the R. M. C. Office for Greenville County in Mortgage Book 955, at Page 595, which mortgage has been assigned to Teachers Insurance and Annuity Association of America, and has a balance of \$ 10,671.54 as of this date.

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 March 1969

SIGNED, sealed and delivered in the presence of:

H. N. Mauldin (SEAL)

Benjamin F. Morgan (SEAL) Carolyn A. Abbott (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 March 1969

Benjamin F. Morgan (SEAL) Notary Public for South Carolina.

Carolyn A. Abbott (SEAL)

MY COMMISSION EXPIRES JANUARY 1, 1970

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 March 1969 Carolyn A. Abbott (SEAL) Notary Public for South Carolina.

H. N. Mauldin (SEAL)

MY COMMISSION EXPIRES JANUARY 1, 1970

RECORDED this 14 day of March 1969 at 4:21 P. M. No. 21784

301-162-1-813