

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OCT 3 4 19 PM '69

County Stamps Paid \$16.50

See Act No.380 Section 1

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, JAMES L. SANDERSON

in consideration of Fourteen Thousand Five Hundred Fifty-Four & 19/100ths (\$14,554.19) Dollars,
and assumption of Mortgage hereinafter set out
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted,
bargained, sold and released, and by these presents do grant, bargain, sell and release unto

NANCY I. AVERY, their heirs and assigns forever. FRANK S. AVERY, JR. AND

ALL that piece, parcel or lot of land located in the County of Greenville, State of South Carolina, located on the South side of Fredricksburg Drive near the City of Greenville, being shown on a plat of Section 2 of Pelham Estates as Lot No. 50, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book PPP, page 119 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Fredricksburg Drive at the joint front corner of Lot Nos. 50 and 51 and running thence with the joint line of said Lots, S. 17-25 W. 203.6 feet to an iron pin; thence S. 76-48 E. 150 feet to an iron pin at the joint rear corner of Lot Nos. 49 and 50; thence with the line of said Lots, N. 17-33 E. 203.67 feet to an iron pin on Fredricksburg Drive; thence with said drive, N. 77-08 W. 120 feet to an iron pin; thence continuing with said drive, N. 76-16 W. 30.4 feet to an iron pin, the point of beginning.

Said conveyance being subject to those restrictions recorded in the R.M.C. Office for Greenville County in Deed Book 827, at page 215, a 20-foot drainage easement across the Northeastern corner of said lot, a 10-foot drainage easement across the Southeastern corner of said lot, and a 5-foot utility easement along the rear lot line and side lot line as shown on said plat.

Being the same property conveyed to the Grantor herein by Deed of McCall-Threat Enterprises, Inc., said Deed dated August 26, 1968 and recorded in the R.M.C. Office for Greenville County in Deed Book 851, at page 119.

As part of the consideration herein, the Grantees agree to assume that certain Mortgage given by the Grantor herein to Fidelity Federal Savings and Loan Association, said Mortgage dated August 27, 1968 and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1101, page 259. There is at present an outstanding balance of \$31,445.81 due on said Mortgage.

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 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(s) and seal(s) this 3rd day of October 19 69

SIGNED, sealed and delivered in the presence of:

James L. Sanderson (SEAL)

Adrienne Dowling (SEAL)
Paul G. Pruitt (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 3rd day of October 19 69

Paul G. Pruitt (SEAL)
Notary Public for South Carolina.
My Commission Expires: 1/2/78

Adrienne Dowling

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 3rd day of October 19 69

Paul G. Pruitt (SEAL)
Notary Public for South Carolina.
My Commission Expires: 1/2/78

Jean B. Sanderson

RECORDED this 3 day of October 19 69, at 4:19 P M., No. 8135

200-5437-1-50