

FEB 17 2 31 PM '70

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TITLE TO REAL ESTATE—Offices of Earle, B. ... Greenville, S. C.
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

in consideration of Six Thousand and No/100-----(\$ 6,000.00)----- Dollars,
and the 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 Michael L. Yaden and E. Viola Yaden, their heirs and assigns forever:

All that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 35 of plat entitled Cedar Terrace and recorded in the R. M. C. Office for Greenville County in Plat Book BBB, at Page 137, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Pinehurst Drive, the joint front corner of Lots Nos. 34 and 35, and running thence along the joint line of said lots, S. 21-12 W. 157.3 feet to an iron pin at or near a branch; thence along said branch, S. 55-37 E. 184.95 feet to an iron pin; thence N. 48-58 E. 88.6 feet to an iron pin at the rear corner of Lot No. 36; thence along the line of that lot, N. 24-47 W. 207.9 feet to an iron pin on the southern side of Pinehurst Drive; thence along the southern side of Pinehurst Drive, following the curvature thereof, the chords being S. 73-37 W. 40 feet, and N. 67-46 W. 40 feet, to the beginning corner; being the same conveyed to me by W & D Developers, Inc. by deed dated September 2, 1969, and recorded in the R. M. C. Office for Greenville County.

The grantees herein expressly assume and agree to pay the balance due on a certain note and mortgage executed by the grantor on September 12, 1969 in the original sum of \$ 19,500.00 in favor of First Federal Savings and Loan Association of Greenville, recorded in the R. M. C. Office for Greenville County in Mortgage Book 1137, at Page 214, on which there is a balance due of \$ 18,500.00 as of this date.

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



Greenville County
Stamps
Paid \$ 6.60
Act No. 380 Sec. 1

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 13th day of February 19 70.

SIGNED, sealed and delivered in the presence of:
Ben C Sanders (SEAL)
Ben C. Sanders
Bruce Bozeman (SEAL)
Carolyn G. Gifford (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 13th day of February 19 70.

Bruce Bozeman (SEAL)
Notary Public for South Carolina
My Commission Expires: 8-14-79

Carolyn G. Gifford

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 13th day of February 19 70.

Bruce Bozeman (SEAL)
Notary Public for South Carolina
My Commission Expires: 8-14-79

Freda M Sanders

429-1-29-70