

KNOW ALL MEN BY THESE PRESENTS, that We, JAMES MARVIN LEFFLER and SUSANNE KAY LEFFLER,

in consideration of One Thousand Two Hundred Fifty and No/100 (\$1,250.00)-----Dollars, and assumption of the mortgage referred to 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

JAMES CONNARD HESTER and CAROLINE B. HESTER, their Heirs and Assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina on the western side of Oakland Drive and being shown and designated as Property of O. F. Vaughn on plat of property entitled, "Property of O. F. Vaughn" dated April, 1952 and recorded in the RMC Office for Greenville County in Plat Book CC, Page 19 and having according to a more recent plat entitled, "Property of James Marvin Leffler and Susanne Kay Leffler" by R. B. Bruce, RLS, dated January 16, 1970, the following metes and bounds, to wit:

Beginning at an iron pin on the western side of Oakland Drive, joint front corner of Property of O. K. Vaughan and Property of James Marvin Leffler and Susanne Kay Leffler, and running thence S 67-45 W 160 feet to an iron pin; thence N 26-45 W 100 feet to an iron pin at the joint rear corner of Property of T. Q. Vaughan and Property of James Marvin Leffler and Susanne Kay Leffler; thence with the common line of said properties N 67-45 E 160 feet to an iron pin on the western side of Oakland Drive; thence along said Drive S 26-45 E 100 feet to an iron pin, the point of beginning.

Being the same property conveyed to the grantors herein by deed of William Peter and Mildred Peter recorded in the RMC Office for Greenville County in Deed Book 883, Page 596.

Said conveyance is made subject to the restrictions, easements and rights of way of record affecting said property.

As a part of the consideration for this conveyance the grantee assumes and agrees to pay the balance due on that certain mortgage in favor of Carolina National Mortgage Investment Co., Inc. in the original amount of \$16,500.00, recorded in the RMC Office for Greenville County February 4, 1970 in Mortgage Book 1147, Page 407



Greenville County
Stamp
Paid \$ 1.65
Act No 380 Ser 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 23rd day of March 19 70.

SIGNED, sealed and delivered in the presence of:

James Marvin Leffler (SEAL)
Susanne Kay Leffler (SEAL)
Susanne Kay Leffler (SEAL)

Thomas Quincy
Linda M. Bean

STATE OF SOUTH CAROLINA } PROBATE
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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 23rd day of March 1970.
Thomas Quincy (SEAL)
Notary Public for South Carolina.
My commission expires 4-7-79
Linda M. Bean

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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 23rd day of March 19 70.
Thomas Quincy (SEAL)
Notary Public for South Carolina.
My commission expires 4-7-79
Susanne Kay Leffler
Susanne Kay Leffler
RECORDED this 23rd day of March 19 70, at 3:02 P. M., No. #20712