

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE, CO. S. C.
MAR 3 11 27 AM '71
OLLIE FARNSWORTH
R. M. C.

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

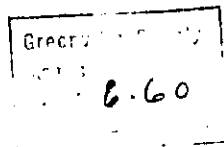
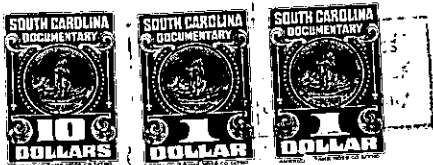
in consideration of Five Thousand, Five Hundred Fifty-Two and 26/100 (\$5,552.26)-----Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Donnie Eugene Edwards and Sandra D. Edwards, their heirs 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, on the northwestern side of Riley Road, being shown and designated as Lot No. 31 on plat of the property of Riley Estates recorded in the R. M. C. Office for Greenville County in Plat Book BBB at Page 13, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Riley Road at the joint front corner of Lots 30 and 31 and running thence with the line of Lot 30, N. 64 W. 193.2 feet to a pin at the corner of Lot 33; thence with the line of Lot 33, S. 19-44 W. 99.9 feet to the corner of Lot 35; thence with the line of Lot 35, S. 64 E. 181 feet to pin on Riley Road; thence with the northwestern side of said Road, N. 26 E. 99.3 feet to the point of beginning;

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

As a part of the consideration for this conveyance, the grantees expressly assume and agree to pay the balance due on that certain note and mortgage, in the original sum of \$16,500.00 executed by the grantor to the First Federal Savings and Loan Association of Greenville and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1149 at Page 388, the balance due thereon being the sum of \$16,447.74 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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 1st day of March 19 71

SIGNED, sealed and delivered in the presence of:

Ben C. Sanders (SEAL)
Ben C. Sanders

Bruce Bozeman (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 1st day of March 19 71

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

Carolyn A. Abbott

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Pub'c, 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)' 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 1st day of March 19 71

Freeda M. Sanders
Freeda M. Sanders

Bruce Bozeman (SEAL)
Notary Public for South Carolina
My Commission Expires: 8/14/79
RECORDED this 3rd day of March 19 71

11:27 A/ M., No. #20276

164-243-37