

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.
FILED
JUL 6 10 25 AM '72
ELIZABETH RIDDLE
R.M.C.

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

in consideration of One Dollar 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

John Perry Sanders, his 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, being known and designated as Lot No. 2 of property known as Sanders Knoll, property of Ben C. Sanders, according to a plat thereof prepared by C. O. Riddle, Surveyor, dated March, 1972, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of S. C. Highway No. 417 at the joint corner of Lots Nos. 2 and 3, and running thence with the joint line of said lots, S. 88-27 E. 253.6 feet to a point in the center of Old Highway 417; and running thence with the center of said old road, N. 17-35 E. 200 feet to a point at the joint corner of Lots Nos. 1 and 2; and running thence with the joint line of said lots, N. 72-00 W. 283.7 feet to a point in the center of S. C. Highway No. 417; and running thence with the center of said S. C. Highway No. 417, S. 9-14 W. 275 feet to the point of beginning; being a portion of the property conveyed to me by Ronald C. Ayers, Jr. by deed dated March 17, 1972,

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 grantee expressly assumes and agrees to pay the balance due on that certain note and mortgage, in the original sum of \$19,000.00 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 1226 at Page 46, the balance due thereon being the sum of \$19,000.00 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 5th day of July 19 72

SIGNED, sealed and delivered in the presence of:

Ben C. Sanders (SEAL)
Ben C. Sanders

Charles G. Abbott (SEAL)

Mary S. Martin (SEAL)

(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)' 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 5th day of July 19 72

Charles G. Abbott (SEAL)
Notary Public for South Carolina

Mary S. Martin

My Commission Expires Sept. 23, 1979

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)' 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 5th day of July 19 72

Charles G. Abbott (SEAL)
Notary Public for South Carolina

Freeda M. Sanders
Freeda M. Sanders

My Commission Expires Sept. 23, 1979

140-559-1-1-501 (1.44A-E BY CHLOE R. J. J. J.)