

FILED
GREENVILLE CO. S. C.
JAN 3 12 15 PM '73

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Joseph A. Franks, III

in consideration of Fourteen Thousand Six Hundred Sixty-Five and 98/100-----(\$14,665.98)---- Dollars and the assumption of the mortgage as 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 Jack E. Shaw Builders, Inc., its successors and assigns forever

All that lot of land in Chick Springs Township, Greenville County, State of South Carolina, being shown and designated as Lot No. 19 on Plat of Botany Woods made by Piedmont Engineering Service, dated February, 1964, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book YY, Page 173, and having according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Kingsridge Drive at the joint front corner of Lots 18 and 19, and runs thence along the line of Lot 18, N. 36-37 W., 131.3 feet to an iron pin; thence N. 42-38 E., 150 feet to an iron pin; thence with the line of Lot 20 S. 20-57 E., 178.2 feet to an iron pin on the northwest side of Kingsridge Drive; thence along Kingsridge Drive S. 60-28 W. 100 feet to the beginning corner.

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises.

This is the same property conveyed to the grantor herein by deed recorded in the R. M. C. Office for Greenville County, in Deed Book 963, at Page 461.

The Grantee herein assumes and agrees to pay that certain note and mortgage heretofore executed unto First Federal Savings & Loan Association recorded in Mortgage Book at Page , in the R. M. C. Office for Greenville County, and has a present balance of \$16,834.02.



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 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 2nd day of January 19 73.

SIGNED, sealed and delivered in the presence of

Joseph A. Franks, III (SEAL)
Joseph A. Franks, III

William D. Hartley (SEAL)
William D. Hartley

County (SEAL)
16.50 (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 2nd day of January 19 73

William D. Hartley (SEAL)
Notary Public for South Carolina
My commission expires: 3-15-82

Patrick H. Brown III (SEAL)
Patrick H. Brown III

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 2nd day of January 19 73

William D. Hartley (SEAL)
Notary Public for South Carolina
My commission expires: 3-15-82

Martha Annetta Franks (SEAL)
Martha Annetta Franks

RECORDED this 3rd day of January 19 73 at 12:15 P. M., No. 18935

P15.13