

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUN 14 2 24 PM '74
DONNIE S. TANKERSLEY
R.M.C.

For True Consideration See Affidavit

KNOW ALL MEN BY THESE PRESENTS, that Lester J. and Rose Ellen Stanbery, Jr. Book 39 Page 204

in consideration of \$10.00 and assumption of mortgage 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 Henry B. Sprague and Virginia C. Sprague, their heirs and assigns forever.

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Cape Charles Drive, being shown as Lot 65 on plat of Pelham Estates, Section I, recorded in Plat Book PPP at pages 28 and 29 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Cape Charles Drive at the joint front corner of lots 64 and 65 and running thence S. 6-04 E. 200.7 feet to an iron pin; thence S. 89-21 E. 145.1 feet to an iron pin; thence S. 88-37 E. 165.2 feet to an iron pin at the joint rear corner of lots 65 and 66; Thence along the joint line of said Lots N. 23-19 W. 300.9 feet to an iron pin on Cape Charles Drive; thence with Cape Charles Drive, S. 66-41 W. 101.9 feet to an iron pin; thence continuing with said Drive, S. 71-01 W. 60 feet to an iron pin; thence continuing with said Drive S. 80-32 W. 62.8 feet to an iron pin, the point of beginning.

This is the same property conveyed to the grantors by deed of Mac-Threa-Max Enterprises, Inc. dated 5-27-69 in Deed Book 869-19 in the R.M.C. Office for Greenville County.

This property is conveyed subject to restrictions recorded in Deed Book 804 at page 111 and to a drainage easement as shown on the recorded plat and all other easements of record which affect said property.

As part of the consideration for this conveyance, the grantees herein assume and agree to pay the balance due on the mortgage given by Lester J. and Rose Ellen Stanbery, Jr. to Fidelity Federal Savings & Loan Association, Greenville, South Carolina on May 29, 1969, and recorded in Mortgage Book 1127 at page 150, R.M.C. Office for Greenville County, said balance being \$27,702.00.



Greenville
2675

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)' hand(s) and seal(s) this 14 day of JUNE 1974.

SIGNED, sealed and delivered in the presence of:

Richard Allison Dault
Brenda Elaine Nelson

Lester J. Stanbery, Jr. (SEAL)

Rose Ellen Stanbery (SEAL)

(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 14 day of JUNE 1974.

Richard Allison Dault (SEAL)
Notary Public for South Carolina.

Brenda Elaine Nelson

My Commission Expires 9-26-1982

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 14 day of JUNE 1974
Richard Allison Dault (SEAL)
Notary Public for South Carolina.

Rose Ellen Stanbery

RECORDED this JUN 14 1974 at M., No. 31942

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