

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thompson, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

KNOW ALL MEN BY THESE PRESENTS, that James B. Staples and Charlese J. Staples,

in consideration of Sixteen Thousand Two Hundred Sixty-Eight and 53/100-- (\$16,268.53) Dollars, and assumption of mortgage as 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 Harold W. Benjamin and Nancy T. Benjamin, their heirs and assigns forever,

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville being shown and designated as Lot 14 on plat of Cedar Vale prepared by Piedmont Engineers and Architects dated March 24, 1966 and recorded in the R. M. C. Office for Greenville County June 14, 1966 in Plat Book 000 at Page 13, and having, according to said plat the following metes and bounds, to-wit:

- 308 - 437.1 - 1 - 15

BEGINNING at an iron pin on the eastern side of Overton Avenue at the joint front corner of Lots 14 and 15 and running N. 19-13 E. 100 feet to an iron pin at the joint front corner of Lots 13 and 14; thence S. 19-13 W. 61.7 feet to an iron pin; thence S. 19-11 W. 38.3 feet to an iron pin at the joint rear corner of Lots 14 and 15; thence N. 70-47 W. 175 feet to the beginning corner. DERIVATION: Deed Book 932, Page 526

As a part of the above stated consideration, the Grantees herein assume and agree to pay the balance on that certain mortgage of Jack E. Shaw Builders, Inc. to Carolina Federal Savings and Loan Association dated February 19, 1971 in the original amount of \$21,500.00 recorded in the R. M. C. Office for Greenville County in Mortgage Book 1182 at Page 259, said mortgage having been assigned to the Grantors by instrument recorded in Mortgage Book 1281 at Page 26. The present balance of said mortgage is \$17,731.47.

The above described property is conveyed subject to all restrictions, easements, or rights-of-way existing or of record which affect the title to the above described property.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 14th day of November 1975 .

SIGNED, sealed and delivered in the presence of:

*Dale A. Mikus*  
*S. Gray Walsh*

*James B. Staples* (SEAL)  
James B. Staples

*Charlese J. Staples*  
Charlese J. Staples

Greenville County  
NOV 18 1975  
REC. NO. 357 SEC. 1



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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14th day of November 1975 .

*S. Gray Walsh* (SEAL)  
Notary Public for South Carolina  
My commission expires: 9-2-79

*Dale A. Mikus*



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, 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

14th day of November 1975 .  
*S. Gray Walsh* (SEAL)  
Notary Public for South Carolina.  
My commission expires: 9-2-79

*Charlese J. Staples*

RECORDED this NOV 19 1975 day of , at 9:39 A. M., No. 13265

4328 RV-2J