

KNOW ALL MEN BY THESE PRESENTS, that I, LELAND E. FINLEY

in consideration of One And No/100ths (\$1.00) 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 MARTHA GRACE SANDERS, her heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the Western side of Courtland Drive in the City of Greenville, County of Greenville, State of South Carolina being shown as the Eastern portion of Lot No. 14 on a plat of HIGHVIEW ACRES prepared by Dalton & Neves, Engineers, dated February, 1945, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book O, at Page 123, and having according to a more recent plat made by J. C. Hill dated January 18, 1955, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern corner of the intersection of Long Forest Drive with Courtland Drive; thence with the Western side of Courtland Drive, S. 5-30 W., 123.3 feet to an iron pin; thence with the line of Lot No. 15, N. 84-30 W. 271.1 feet to an iron pin; thence a new line through Lot No. 14, N. 29-30 E. 205.7 feet to an iron pin on the South side of Long Forest Drive; thence with the Southern side of Long Forest Drive S. 65-23 E., 202.1 feet to an iron pin, the beginning corner.

This being the same property conveyed to the Grantor herein by deed of W. N. Leslie, Inc. recorded in the R. M. C. Office for Greenville County in Deed Book 751 at Page 295, and by deed of Betty O. Simmons recorded in the R. M. C. office for Greenville County in Deed Book 840 at Page 285.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinance and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

AS a part of the consideration for this deed, the Grantee assumes and agrees to pay in full the indebtedness due on a note and mortgage covering the above described property owned by Carolina Federal Savings & Loan Association recorded in the R. M. C. Office for Greenville County, South Carolina in Mortgage Book 962 at Page 351, which has a present balance due in the sum of \$5,099.63.

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 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 9<sup>th</sup> day of December, 1975

SIGNED, sealed and delivered in the presence of:

*John W. DeJoy*  
*Judith W. Ginn*

*Leland E. Finley* (SEAL)  
Leland E. Finley (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)'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 9<sup>th</sup> day of December 19 75

*John W. DeJoy* (SEAL)  
Notary Public for South Carolina.

My commission expires 4/15/85

STATE OF SOUTH CAROLINA }  
COUNTY OF }

RENUNCIATION OF DOWER (NOT Necessary Grantor unmarried)

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this  
day of 19

(SEAL)  
Notary Public for South Carolina.

My commission expires

RECORDED this DEC 11 1975 11:28 A. M., No. 15171

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