

Grantee's Address: Rt. 4, 103 Ferncrest Drive, Greenville, S. C. 29605
TITLE TO REAL ESTATE—Offices of Earle, Bozeman & Grayson, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DEC 16 3 23 PM '76
DORIS S. TAMMERSLEY
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that Ben C. Sanders

in consideration of Exchange of property valued at Eight Thousand, Three Hundred (\$8,300.00) - 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 Richard J. Dafler and Christy B. Dafler, their heirs and assigns forever:

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ALL that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 8 of a subdivision known as Ferncreek, as shown on a plat thereof prepared by Dalton & Neves Co., Engineers, dated November, 1973, and recorded in the RMC Office for Greenville County in Plat Book 5-D at page 28 and having, according to said plat, the following metes and bounds, to-wit:

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BEGINNING at an iron pin on the northern side of the cul-de-sac of Ferncrest Drive, joint front corner of Lots 7 and 8 and running thence with the joint line of said lots, N. 6-56 W. 289.7 feet to an iron pin at the corner of Lot 10; thence with the line of Lot 10, S. 54-07 W. 205 feet to an iron pin at the joint corner of Lots 8 and 9; thence with the joint line of said lots, S. 20-59 E. 265.7 feet to an iron pin on the northern side of Ferncrest Drive; thence with said Drive, N. 69-07 E. 20 feet; thence continuing with said Drive, N. 70-18 E. 43.4 feet to an iron pin; thence continuing with said Drive, following the curvature thereof, the chord of which is N. 38-10 E. 75 feet to the beginning corner.

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. - 155-415-415-1-66

The Grantees herein expressly assume and agree to pay the balance due on a certain note and mortgage executed by Ben C. Sanders on the 9th day

(CONTINUED ON BACK)

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 10th day of December 1976.

SIGNED, sealed and delivered in the presence of:

Ben C. Sanders (SEAL)
Ben C. Sanders

Patrick H. Grayson

Frederick A. Patton

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
17.00

GREENVILLE COUNTY DOCUMENTARY TAX
09.35

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 10th day of December 1976.

Patrick H. Grayson (SEAL)
Notary Public for South Carolina.

My Commission Expires: 11-19-79

Frederick A. Patton

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

10 day of December 1976.

Patrick H. Grayson (SEAL)
Notary Public for South Carolina.

My Commission Expires: 11-19-79

RECORDED this _____ day of _____

Freeda M. Sanders
Freeda M. Sanders

CONTINUED ON NEXT PAGE; M., No. _____

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