

TITLE TO REAL ESTATE—Offices of ~~Bozeman & Grayson~~, Greenville, S. C.

GRANTEE ADDRESS: Forrester Drive, Greenville, S. C. 329
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that We, Henry C. Touard, Jr. and Brenda H. Touard

in consideration of Twelve Thousand and No/100 (\$12,000.00)----- Dollars,
and assumption of mortgage hereinbelow described
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Ben C. Sanders, his heirs and assigns forever:

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. 227, Winterfield Place, Peppertree Subdivision, as shown on a plat of Peppertree, Section No. 2, dated June 15, 1972, and recorded in the R.M.C. Office for Greenville County in Plat Book 4R, at Page 19, and being more particularly described as follows:

BEGINNING at a point on the cul-de-sac at the end of Winterfield Place, at the joint corner of Lots 228 and 227, thence continuing along the eastern side of said cul-de-sac S. 32-30 E. 20.0 feet to a point, thence continuing along said cul-de-sac S. 0-17 E. 20.0 feet to a point at the joint corner of Lots 227 and 226, thence along the northern boundary of Lot 226 N. 84-15 E. 130.0 feet to a point, thence N. 27-06 W. 143.1 feet to a point at the joint corner of Lots 227 and 228, thence along the southeastern boundary of Lot 228 S. 37-04 W. 130.0 feet to a point, the point of beginning.

This being the same property conveyed unto the Grantors herein by deed from The Brent Corporation recorded in the RMC Office of Greenville County, South Carolina in Deed Volume 965 at page 132 on January 17, 1973.

This conveyance is made subject to any restrictions, zoning ordinances or easements that may appear of record, on the record plat(s) or on the premises.

The Grantee herein expressly assumes and agrees to pay the balance due on a certain note and mortgage executed by Henry C. Touard, Jr. and Brenda H. Touard on the 17th day of January, 1973, in the original sum of \$27,000.00, in favor of First Federal Savings and Loan Association of Greenville, S.C., recorded in Mortgage Book 1263, at Page 516, on which there is a balance due of \$25,584.31 as of this date.

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 31st day of May 19 77

SIGNED, sealed and delivered in the presence of:

Bozeman
Judith S. Porter

Henry C. Touard, Jr. (SEAL)
Henry C. Touard, Jr.
Brenda H. Touard (SEAL)
Brenda H. Touard

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
JUN-277 24.00
PB 11218

STATE OF SOUTH CAROLINA } PROBATE
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 31st day of May 19 77

Bozeman (SEAL)
Notary Public for South Carolina
My Commission Expires: 8/14/79

GREENVILLE COUNTY

Judith S. Porter
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
JUN-277 13.20
PB 10311

STATE OF SOUTH CAROLINA } RENUNCIATION C.
COUNTY OF GREENVILLE }

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 31st day of May 19 77

Bozeman (SEAL)
Notary Public for South Carolina
My Commission Expires: 8/14/79

Brenda H. Touard

RECORDED this 2nd day of June 19 77 at 3:29 P/ M., No. 33304

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