

Box 45, Duncan, SC 29334

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DOCUMENTARY
STAMP

1153-874

KNOW ALL MEN BY THESE PRESENTS, that J. ERIC KINDBERG

AUG 21 11 01 AM '81

in consideration of ONE THOUSAND, FIVE HUNDRED AND NO/100 Dollars,
and assumption of mortgage as set forth 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 JAMES A. BENNETT, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, within the corporate limits of the City of Greenville, being known and designated as Lots Nos. 16 and 17 as shown on a plat made by W.A. Hudson which is of record in the R.M.C. Office for Greenville County in Plat Book A, at Page 151, and another lot, adjacent thereto, fronting on Sullivan Street, and having, in the aggregate, according to a plat of the property of the grantees herein, prepared by J.C. Hill, L.S., February 3, 1955, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Sullivan Street, which pin is 225 feet from the northwest corner of the intersection of Sullivan Street and Trotter Street, and running thence N. 26-55 E. 210.6 feet, following an old fence for a portion of the distance, to an iron pin; thence S. 69 E. 19.3 feet to an iron pin; thence N. 11-30 E. 100 feet to a nail and cap on the southern edge of an alley; thence N. 69 W. 117 feet to an iron pin on the edge of the C. & G. Railway right-of-way; thence along the edge of said right-of-way, following the curvature thereof in a southwesterly direction, 118 feet to an iron pin; thence S. 69 E. 82.7 feet to an iron pin; thence S. 25-05 W. 206.3 feet to an iron pin on the northern side of Sullivan Street; thence along the northern side of Sullivan Street, S. 65 E. 76 feet to an iron pin, the beginning corner; together with the right to use the ten foot alley on the Southern side of the lot now or formerly owned by Joe Matta, running from Trotter Street and laid out by a former owner, F.P. Berry.

26(500) 86-8-5

DERIVATION: Being the same property inherited from Hugh B. Croxton on March 27, 1968, as is shown by records of Greenville County Probate Court, Apartment 1412, File 29.

Grantee specifically agrees to be solely and completely responsible for that mortgage given by the grantor herein to Helen J. Croxton on July 2, 1980 and recorded in the Greenville County RMC Office in Mortgage Book 1506, Page 975, having at this time a balance of \$10,151.51.

together with all and singular the rights, tenements, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and singular the premises hereunto and unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And the grantor do hereby bind the grantee(s) and the grantee(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 21st day of August, 1981.

SIGNED, sealed and delivered in the presence of

[Handwritten signatures]

ERIC KINDBERG (SEAL)
SOUTH CAROLINA COUNTY DOCUMENTARY TAX (SEAL)
★ AUG 21 '81 01.65 (SEAL)
PR PROBATE

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)'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 21st day of August, 1981.

[Signature] (SEAL)
Notary Public for South Carolina

My commission expires 2-22-90

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this

21st day of August, 1981.
[Signature] (SEAL)
Notary Public for South Carolina

[Signature]
B. LEE KINDBERG

My commission expires 2-22-90

RECORDED this 21 day of August, 1981, at 11:01 A/ M., No. 4716

0874

4328 RV-2