

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUL 22 10 25 AM 1965

OLLIE FARNSWORTH
R. M. C.



KNOW ALL MEN BY THESE PRESENTS, that I, Ben C. Sanders, of Greenville County,

in consideration of Three Thousand, Seven Hundred and No/100 (\$3,700.00)-----Dollars,
and assumption of mortgage 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 Arthur A. Meng and Iree G. Meng, their 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, being known and designated as the major portion of Lot 39 of a subdivision known as Coral Ridge according to a plat prepared by Piedmont Engineering Service, March 20, 1963 and recorded in the R. M. C. Office for Greenville County in Plat Book XX at page 119 and as is more fully shown on a plat entitled "Survey for Ben Sanders" prepared July 3, 1965 by Piedmont Engineers and Architects and having according to the latter mentioned plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Hastings Circle, joint front corner of Lots 38 and 39; running thence along the joint line of said lots, N. 3-50 W. 147.9 feet to a point 10 feet from the joint rear corner of Lots 39 and 40; running thence along a line through Lot 39, S. 73-30 W. 148.3 feet to an iron pin on the eastern side of Hastings Circle, which pin is located S. 16-24 E. 10 feet from the joint front corner of Lots 39 and 40; running thence with the eastern side of said Hastings Circle, S. 16-24 E. 64 feet to an iron pin; thence following the curvature of Hastings Circle, the chord of which is S. 49-15 E. 76.1 feet to an iron pin on the northern side of Hastings Circle; thence with Hastings Circle, N. 85-07 E. 75 feet to the point of beginning;

As a part of the consideration for this conveyance, the grantees expressly assume and agree to pay the balance due on that certain note and mortgage, in the original sum of \$13,500.00 executed by the grantor to First Federal Savings and Loan Association of Greenville and recorded in the R. M. C. Office for Greenville County in Mortgage Book 998 at page 28, the balance due thereon being the sum of \$13,500.00 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 21st day of July 1965.

SIGNED, sealed and delivered in the presence of:

Ben C. Sanders (SEAL)
Ben C. Sanders

Patricia H. Grayson
Carolyn A. Abbott

_____ (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 21st day of July 1965

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

Carolyn A. Abbott

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 21st day of July 1965.

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

Freeda M. Sanders
Freeda M. Sanders

RECORDED this 22nd day of July 1965 at 10:25 A. M., No. 2605

-276- OUT OF 731-2-42