

State of South Carolina

COUNTY OF GREENVILLE

That Advance Builders, Inc. of Greenville

FILED  
GREENVILLE CO. S. C.  
175 1 13 26 11 AM  
OLIE FAIRBANKS  
R.H.C.

Know All Men by These Presents:

in the State aforesaid, in consideration of the sum of Thirty-One Thousand Five Hundred and No/100 (\$31,500.00)-----DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s)

DAVID W. MORGAN AND CAREN C. MORGAN, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on Ellesmere Drive, being shown and designated as Lot No. 267, on plat of Section II, Del Norte Estates, recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 N", at Pages 12 and 13, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeasterly side of Ellesmere Drive, joint front corner of Lots Nos. 267 and 268, and running thence with the joint lines of said lots, S. 46-30 E. 128 feet to an iron pin; running thence S. 43-30 W. 95 feet to an iron pin, joint rear corner of Lots Nos. 266 and 267; thence with the joint lines of said lots, N. 46-30 W. 128 feet to an iron pin on the southeasterly side of Ellesmere Drive; thence with the southeasterly side of Ellesmere Drive, N. 43-30 E. 95 feet to the point of BEGINNING.

DERIVATION: Deed Book 929, at Page 433.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground, along with tap fees, set back lines, and zoning regulations, and is particularly subject to a drainage easement which affects the rear five (5) feet of the premises, as shown on recorded plat.

Grantees are to pay the 1972 taxes.



31.65

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and the Grantor(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 and Assigns to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee(s)'s Heirs, or Successors and Assigns against the grantor(s) and the grantor(s)'s Heirs 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 January, 1972

ADVANCE-BUILDERS, INC. OF GREENVILLE (Seal)

BY: *[Signature]* Secretary (Seal)

Signed, Sealed and Delivered in the Presence of  
*[Signature]*  
Barbara J. Payne

State of South Carolina

COUNTY OF GREENVILLE

by its duly authorized officer, I personally appeared before me 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 January, A. D., 1972  
*[Signature]* (Seal)  
Notary Public for South Carolina Commission Expires October 20, 1972

*[Signature]*  
Barbara J. Payne

State of South Carolina

COUNTY OF GREENVILLE

"GRANTOR-CORPORATION"  
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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, A. D., 1972

Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_ U. S. \$ \_\_\_\_\_

Recorded this 1st day of February, 1972 at 10:26 A. M., #20778

200-558.10-1-207