

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That William G. Benston and Sharon G. Benston, hereafter referred to as Grantor, in consideration of the sum of Forty-One Thousand Two Hundred Fifty & No/100-----DOLLARS, paid to Grantor by James J. Manly & C. Ann M. Manly, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southeasterly side of Ellesmere Drive, near the City of Greenville, S. C., being known and designated as Lot No. 270 on plat of Del Norte Estates, Section II, as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4N, 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, said pin being the joint front corner of Lots 269 and 270 and running thence with the common line of said lots S 46-30 E 128 feet to an iron pin, the joint rear corner of Lots 269 and 270; thence N 43-30 E 95 feet to an iron pin, the joint rear corner of Lots 270 and 271; thence with the common line 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 S 43-30 W 95 feet to an iron pin, the point of beginning.

This is the same property conveyed to Grantors by deed from Ellis L. Darby, Jr. and A. James Nelson, dated June 2, 1972, and recorded in the RMC for Greenville County, South Carolina, in Deed Book 945, page 311.

This conveyance is subject to all restrictions, setback lines, roadways, easements, and right of ways, if any, affecting the above described property.



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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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 15th day of August, 1973.

Signed, Sealed and Delivered in the Presence of

Charles W. Inghram
C W Inghram

William G. Benston (Seal)
(William G. Benston) (Seal)
Sharon G. Benston (Seal)
(Sharon G. Benston) (Seal)

Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this
15th day of August, 1973

Charles W. Inghram
C W Inghram

(Seal)
Notary Public for South Carolina

My Commission expires ~~XXXXXX~~ 11/6/79

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Sharon G. Benston, wife of the within named Grantor did this day appear before me, and 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 Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this
15th day of August, 1973

Mrs. Sharon G. Benston
(Mrs. Sharon G. Benston)

(Seal)
Notary Public for South Carolina

My Commission expires ~~XXXXXX~~ 11/6/79

Recorded this 15th day of August, 1973, at 3:20 P.M., No. 4952