

AUG 20 3 40 PM '73

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that John C. Sinclear, III and Sandra Gail Sinclear

in consideration of Four Thousand and no/100ths (\$4,000.00)-----Dollars
and the assumption of the mortgage indebtedness recited hereinbelow:
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Roy L. Merritt and Margie E. Merritt, their heirs and assigns, forever:

All that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Ardmore Drive, being known and designated as Lot No. 143 as shown on plat entitled COLONIAL HILLS, SECTION 3, dated May 7, 1965, prepared by Piedmont Engineers & Architects, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book BBB at Page 91, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Ardmore Drive at the joint front corner of Lots Nos. 143 and 144 and running thence with the common line of said Lots, S. 8-10 E. 167.8 feet to an iron pin; thence running S. 88-35 W. 140.0 feet to an iron pin at the joint rear corner of Lots Nos. 142 and 143; thence running with the common line of said Lots, N. 1-16 W. 160.9 feet to an iron pin on the southern side of Ardmore Drive; thence running with the southern side of Ardmore Drive, N. 85-46 E. 120.0 feet to the point of beginning.

- 276-T 34.1-10-64

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

As a part of the consideration herein, the grantees assume and agree to pay that certain mortgage in favor of Carolina National Mortgage Investment Co., Inc. in the principal amount of \$20,400.00, recorded in the R. M. C. Office for Greenville County, in Mortgage Book 1180 at Page 529, and having a present principal balance due thereon of \$19,915.20.

This is the identical property conveyed to the grantors herein by deeds recorded in the R. M. C. Office for Greenville County in Deed Book 908 at Page 381 and Deed Book 979 at Page 254.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns against the grantor(s) and the grantor(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 14th day of August 19 73.

SIGNED, sealed and delivered in the presence of

John C. Sinclear, III (SEAL)
JOHN C. SINCLEAR, III
Sandra Gail Sinclear (SEAL)
SANDRA GAIL SINCLEAR
Joan B. Reid (SEAL)
Joan B. Reid
Greenville County
Stamps 440
Paid \$
Act No. 388 Sec. I (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 14th day of August 19 73.

John B. Mann
Notary Public for South Carolina
My commission expires: 5/19/79
Joan B. Reid

STATE OF SOUTH CAROLINA }
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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

14th day of August 19 73
John B. Mann (SEAL)
Notary Public for South Carolina
My commission expires: 5/19/79

RECORDED this 20th day of August 19 73 at 3:40 P. M., No. 5221

