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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Greenville County
1874
Sec. 1

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

in consideration of Sixteen Thousand Nine Hundred Fifty and No/100 (\$16,950.00) - - - 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 William R. Benthall, Jr. and Ann T. Benthall, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southwesterly side of Longstreet Drive, near the City of Greenville, South Carolina, being known and designated as Lot No. 34 on Plat of Section 1, Devenger Place, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-X, page 79, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwesterly side of Longstreet Drive, said pin being the joint front corner of Lots 34 and 35 and running thence with the common line of said lots S 37-34 W 153.1 feet to an iron pin, the joint rear corner of Lots 34 and 35; thence N 41-25 W 50 feet to an iron pin; thence N 48-18 W 50 feet to an iron pin, the joint rear corner of Lots 33 and 34; thence with the common line of said lots N 41-26 E 157.5 feet to an iron pin on the southwesterly side of Longstreet Drive; thence with the southwesterly side of Longstreet Drive S 41-25 E 90 feet to an iron pin, the point of beginning.

This conveyance is subject to a 5 foot drainage easement on all rear and side lot lines, and to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

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For deed into grantor, see Deed Book 1008, page 210

As a part of the consideration herein, the grantees do hereby assume and agree to pay the balance due of \$33,000.00 on that certain mortgage given by the grantor herein to First Federal Savings and Loan Association, dated October 9, 1974 and recorded October 10, 1974, in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1324, page 585.

Grantees to pay 1975 taxes.

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 5th day of February, 1975

Ben C. Sanders (SEAL)
Ben C. Sanders

SIGNED, sealed and delivered in the presence of:

David B. ...



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) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 5th day of February 1975.

David B. ... (SEAL) *David B. ...*
Notary Public for South Carolina
My commission expires: November 19, 1979

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

5th day of February 1975.

Freedra M. Sanders
Freedra M. Sanders

Notary Public for South Carolina
My commission expires: November 19, 1979

RECORDED this FEB 6 1975 at 10:58 A.M., No. 18467

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