VOL 394 PAGE 42
TITLE TO REAL ESTATE

FILED
GREENVILLE CO. S. C.

OCT 19 11 48 AM 1949
OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Know All Men by These Presents:

That I, C. L. Spelts in the State aforesaid, in consideration of the sum of FIVE & NO/100 - - - - - - - - - - - - - - - - DOLLARS, and assumption of mortgages hereinafter mentioned 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

Viola Spelts, her heirs and assigns

All that lot of land in Gantt Township, Greenville County, South Carolina, being known and designated as all of Lot 12A and a part of Lot 12, containing three (3) acres, more or less, of a subdivision known as Dixie Farms as shown on a plat thereof recorded in Plat Book L, Page 3, and having the following metes and bounds:

BEGINNING on northwest side of State Highway No.81 at corner of Lot 13, and thence along line of that Lot N. 37-45 W. 488 feet, more or less, to rear corner of said lot; thence N. 45-55 E. 294 feet, more or less, to rear corner of Lot 11; thence with Lot 11, S. 40-10 E. 369 feet, more or less, to rear corner of E. R. Dodson lot; thence along the Dodson lot S. 51-50 W. 163 feet, more or less, to a pin on or near joint lines of Lots 12 and 12A; thence S. 40-10 E. 110 feet, more or less, to a pin corner of the Dodson lot on said State Highway; thence along northwest side of said Highway S. 51-50 W. 175 feet to the beginning corner.

This conveyance is made subject to two mortgages one to First Federal S & L. Association for $1500.00, recorded in Mortgage Book 424, Page 155; and one to Maggie Wright Davis for 1000.00, recorded in Mortgage Book 424, page 193.

This is the same land conveyed to me by Maggie Wright Davis by deed dated April 30, 1949, deed recorded in Deed Book 380, page 289, in said R. M. C. Office.

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 her Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs 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 and seal this 19th day of October in the year of our Lord One Thousand Nine Hundred and forty-nine

Signed, Sealed and Delivered in the Presence of

H. K. Townes

Mollie A. Wood

C. L. Spelts (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina,
Greenville County

Personally appeared before me Mollie F. Wood and made oath that she saw the within named grantor(s) C. L. Spelts sign, seal and as his act and deed deliver the within written deed, and that she, with H. K. Townes witnessed the execution thereof.

Sworn to before me this 19th day of October, A. D. 1949

H. K. Townes (Seal)
Notary Public for South Carolina

Mollie A. Wood

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER GRANTOR NOT MARRIED

I, , Notary Public, do hereby certify unto all whom it may concern, that Mrs. wife of the within named 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 Heirs 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 within mentioned and released.

GIVEN under my hand and seal this
day of , A. D. 19
(Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. $; U. S. $

Recorded this 19th. day of October 19 49, at 11:48 A. M., No. 24801

247-1-9&10