

STATE OF SOUTH CAROLINA

COUNTY OF Greenville MAR 18 11 15 AM 1959

Know All Men by These Presents:

That Austin Tipton and Juanita F. Tipton in the State aforesaid, in consideration of the sum of One and no/100 DOLLARS, and assumption of mortgages to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

J. O. Shaver, his heirs and assigns forever:

All that lot of land, with the improvements thereon, situate in the State of South Carolina, County of Greenville, in the Town of Mauldin and being known as Lot no. 13 on Mauldin Circle in accordance with plat made for H. C. Taylor dated December, 1956 and recorded in the R.M.C. Office for Greenville County and being more fully described in accordance with said plat, to-wit:

Beginning at an iron pin on the southern side of Mauldin Circle, joint front corner of lots 13 and 14, being 465.6 feet from the intersection of Hyde Circle and Mauldin Circle and running thence S 47-36 E, 153.1 feet to an iron pin; thence S 45-04 W, 99.6 feet to an iron pin; thence N 47-36 W, 152 feet to an iron pin on southern side of Mauldin Circle; thence N 39-49 E, 60 feet to an iron pin; thence N 51-20 E, 40 feet to an iron pin, being the point of beginning. Being the same property conveyed the grantors by deed book 614 at page 474.

The grantee assumes and agrees to pay that certain note and mortgage executed to Fountain Inn Federal Savings & Loan Association recorded in the R.M.C. Office for Greenville County in mortgage book 762 at page 45, and satisfaction of mortgage given by grantors to grantee on or about January 14, 1959.

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 his 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 16 day of March in the year of our Lord One Thousand Nine Hundred and fifty nine

Signed, Sealed and Delivered in the Presence of  
Aldora C. Saye }  
Austin Tipton (Seal)  
Juanita F. Tipton (Seal)

State of South Carolina } Personally appeared before me Aldora C. Saye  
COUNTY OF Greenville }

and made oath that she saw the within named grantor(s) Austin Tipton and Juanita F. Tipton sign, seal and as their act and deed deliver the within written deed, and that she, with Melvin K. Younts witnessed the execution thereof.

Sworn to before me this 16 day of March A.D., 1959  
Aldora C. Saye  
Notary Public for South Carolina (Seal)

State of South Carolina } RENUNCIATION OF DOWER  
COUNTY OF Greenville } I, Melvin K. Younts Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Juanita F. Tipton wife of the within named Austin Tipton 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 J. O. Shaver, his 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 16 day of March A.D., 1959  
Melvin K. Younts (Seal)  
Juanita F. Tipton

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ 11:15 A. M.  
Recorded this 18th day of March 19 59, at 1 M., No. 23986  
M3.1-1-53