

TITLE TO REAL ESTATE—PREPARED by RAINEY, FANT, TRAXLER & HORTON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

MAY 8 4 39 PM 1959

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Know All Men by These Presents:

That I, ELLIS E. McCLELLAN in consideration of the sum of Ten Dollars (\$10.00) and other consideration in the State aforesaid, DOLLARS, 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

J. B. STEPHENS and ANNIE MAE N. STEPHENS, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Southeast side of Aladdin Street (formerly known as Grove Street), near the City of Greenville, in Greenville County, S. C., being shown as Lot 1 on plat of property of W. N. Miller, made by T. T. Dill, Surveyor, in September 1940, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book L, pages 68 and 69, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeast side of Aladdin Street, at joint-front corner of Lots 1 and 2 and running thence along the line of Lot 2, S. 63-13 E., 132.1 feet to an iron pin on the Northwest side of a 24-foot unnamed street; thence along said unnamed street, S. 70-50 W., 189 feet to an iron pin at the intersection of said unnamed street and Aladdin Street; thence along the Southeast side of Aladdin Street, N. 27-24 E., 133.7 feet to the beginning corner.

The grantees assume and agree to pay the balance due on that mortgage given by Ellis E. McClellan to Carolina Federal Savings & Loan Association, dated November 12, 1958, in the original amount of \$4,500.00 recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 765, page 501.

This is the same property conveyed to the grantor by deed of Leslie & Shaw, Inc. dated November 12, 1958, recorded in the above RMC Office in Deed Book 610, page 301. Grantees to pay 1959 taxes.

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 their 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 8th day of May in the year of our Lord One Thousand Nine Hundred and fifty nine

Signed, Sealed and Delivered in the Presence of

Lila June Jones

Patrick C. Fant

Ellis E. McClellan



State of South Carolina, Greenville County

Personally appeared before me Lila June Jones

and made oath that s he saw the within named grantor(s) Ellis E. McClellan sign, seal and as his act and deed deliver the within written deed; and that s he, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 8th day of May, A. D. 19 59

Patrick C. Fant Notary Public for South Carolina

Lila June Jones

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ruby S. McClellan wife of the within named Ellis E. McClellan 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. B. Stephens and Annie Mae N. Stephens their 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 8th day of May, A. D. 19 59

Patrick C. Fant Notary Public for South Carolina

Ruby S. McClellan

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

Recorded this 8th day of May 19 59, at 4:35 P.M., No. 29590

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