

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, WILLIAM R. SPEACHT

in consideration of the sum of Fourteen Hundred and no/100 DOLLARS, and assumption of mortgage referred to below 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 JAMES W. MITCHELL, his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Northeast side of East Circle Avenue, in the City of Greenville, in Greenville County, South Carolina, being shown as a portion of Lots 23 and 24 on plat of East Lake Subdivision, made by Dalton & Neves, Engineers, June 1928, recorded in the RMC Office for Greenville County, S.C. in Plat Book G, pages 228 and 229, and having according to said plat and a recent survey made by Dalton & Neves, May 1958, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of East Circle Avenue in the front line of Lot 24; said iron pin being located 240 feet West, measured along East Circle Avenue from the intersection of East Circle Avenue and Erskine Street and runs thence through Lot 24, N. 37-15 E., 158.9 feet to an iron pin on the Southwest side of Erskine Street; thence along said street, N. 53-22 W., 75 feet to an iron pin; thence through Lot 23, S. 37-15 W., 158 feet to an iron pin on the Northeast side of East Circle Avenue; thence along the Northeast side of East Circle Avenue, S. 52-45 E., 75 feet to the beginning corner.

The grantee assumes and agrees to pay the balance due on that mortgage given by William R. Speacht to Canal Insurance Co. on May 17, 1958, in the original amount of \$12,800; recorded in the RMC Office for Greenville County, S.C. in Mortgage Book 747, page 185.

This is the same property conveyed to the grantor by deed of W. Lewis Stover, dated May 17, 1958, recorded in the RMC Office for Greenville County, S.C. in Deed Book 598, page 393. Grantee 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 his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' Heirs and Assigns against the grantor(s) and the grantor(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 16th day of May in the year of our Lord One Thousand Nine Hundred and fifty-nine

Signed, Sealed and Delivered in the Presence of William R. Speacht (Seal)

R. E. Godfrey (Seal)

Patrick C. Fant (Seal)



State of South Carolina, Greenville County

Personally appeared before me R. E. Godfrey

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

Sworn to before me this 16th day of May, A. D. 1959. Patrick C. Fant (Seal) Notary Public for South Carolina

R. E. Godfrey

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. Nell E. Speacht wife of the within named William R. Speacht 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 James W. Mitchell, 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 16th day of May, A. D. 1959. Patrick C. Fant (Seal) Notary Public for South Carolina

Nell E. Speacht

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 16th day of May 1959 at 10:30 A.M., No. 30289

280-2-10