

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 14 1959 Given and Delivered by These Presents:

That I, Jim Peden in the State aforesaid, in consideration of the sum of assumption of a mortgage hereinafter designated DOLLARS,

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 James R. Peden and Patricia H. Peden

All that piece, parcel and lot of land lying and being in Fairview Township, Greenville County, S. C., near Fork Shoals and containing 2.09 acres, more or less, according to plat of J. D. Calmes, Reg. Land Surveyor, dated August 1959. It is a portion of a 173.81 acre tract in which Robert A. Peden conveyed his one-half undivided interest unto Jim Peden by deed dated April 2, 1958, recorded in Deed Book 597, Page 9, with reference being made to that deed for a more detailed description of the tract of land as a whole. The lot here being conveyed is described on the Calmes plat as beginning on the eastern side of the McKittrick Road at a point 589 feet W. 17-53 E. from the southern boundry of grantor's lands and runs thence S. 85-36 E. 299.5 feet to corner; thence N. 53-57 E. 231 feet to the corner; thence N. 48-09 W. 183.7 feet to a corner; thence N. 81-35 W. 270.3 feet to corner on eastern side of McKittrick Road; thence along the said McKittrick Road S. 17-53 W. 234.1 feet to the beginning corner.

As consideration for this conveyance the grantee herein does assume and agrees to pay \$ 8100.00 of a mortgage executed into the Federal Land Bank of Columbia in the amount of \$12,100.00 by Jim Peden and being dated Oct. 7, 1959. The assumption covers and includes interest and the principal installments as they fall due, all in accord with the terms and conditions of the mentioned mortgage.

In assuming and agreeing to pay the designated proportionate part of the said mortgage the grantee herein is hereby assigned his proportionate part of the National Farm Loan Assoc. stock which is being held by the Fed. Land Bank of Columbia as additional security for the mentioned mortgage loan.

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 14th day of October in the year of our Lord One Thousand Nine Hundred and Fifty Nine

Signed, Sealed and Delivered in the Presence of [Signatures] (Seal)

State of South Carolina Personally appeared before me Virginia Richardson COUNTY OF GREENVILLE

and made oath that she saw the within named grantor(s) Jim Peden sign, seal and as his act and deed deliver the within written deed, and that s he, with Jas. M. Richardson witnessed the execution thereof.

Sworn to before me this 14th day of October, A. D., 1959 [Signature] Notary Public for South Carolina

State of South Carolina RENEUNCIATION OF DOWER I, Jas. M. Richardson Notary Public, do hereby certify COUNTY OF GREENVILLE

unto all whom it may concern, that Mrs. Idelle T. Peden wife of the within named Jim Peden 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 R. Peden & Patricia H. Peden, 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 14th day of October, A. D., 1959 [Signature] Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ A. Recorded this 14th day of October 1959, at 9:30 M., No. #11443

569-1-10.1 OUT OF 569-1-10