

TITLE TO REAL ESTATE—C. Victor Pyle, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

FEB 5 4 33 PM 1960

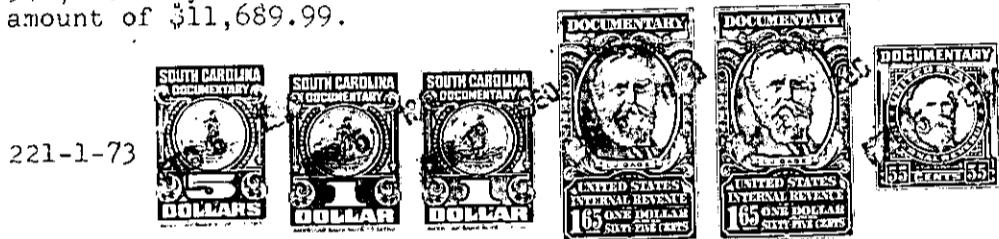
Know All Men by These Presents:

That We, M. A. Carson and Delia P. Carson, in the State aforesaid, in consideration of the sum of Three Thousand, Two Hundred Sixty and 01/100 - - - - DOLLARS, (\$3,260.01) and assumption of mortgage 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 Everett Spell and Cornelia C. Spell, their heirs and assigns:

All that piece, parcel or lot of land situate, lying and being in the City of Greenville, Greenville County, South Carolina, being shown as Lot No. 27, Plat 2, of Sunset Hills, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book P at Page 19, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Meyers Drive, at joint front corner of Lots 26 and 27, and running thence with the line of said lots, N. 43-50 E., 175.7 feet; thence S. 41-10 E., 70 feet; thence S. 48-50 W., 175.7 feet to an iron pin on Meyers Drive; thence with Meyers Drive, N. 41-10 W., 70 feet to the point of beginning, and being identically the same property conveyed to grantors by deed recorded in Deed Book 317 at Page 44.

As a part of the consideration for this conveyance, grantees assume and agree to pay the balance of that certain mortgage recorded in Mortgage Vol. 775, Page 540, held by First Federal Savings & Loan Association, said balance being in the amount of \$11,689.99.



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 1st day of February in the year of our Lord One Thousand Nine Hundred and Sixty

Signed, Sealed and Delivered in the Presence of C. Victor Pyle, James L. Payne, M.A. Carson, Delia P. Carson (Seal)

State of South Carolina, Greenville County. Personally appeared before me Jewell L. Payne and made oath that she saw the within named grantor(s) M. A. Carson and Delia F. Carson written deed, and that she, with C. Victor Pyle sign, seal and as their act and deed deliver the within witnessed the execution thereof. Sworn to before me this 1st day of February, A. D. 1960. C. Victor Pyle, Notary Public for South Carolina. Jewell L. Payne

State of South Carolina, Greenville County. RENUNCIATION OF DOWER. I, C. Victor Pyle, Notary Public, do hereby certify unto all whom it may concern, that Mrs. Delia F. Carson wife of the within named M. A. Carson 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 Everett Spell & Cornelia C. Spell, 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 1st day of February, A. D. 1960. C. Victor Pyle, Notary Public for South Carolina. Delia P. Carson

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 5th day of February 1960, at 4:33 P.M., No. #22067. 221-1-73