

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by these Presents:

That I, Frank O. McClain in the State aforesaid, in consideration of the sum of \$1.00 and love and affection, and mortgages set out below 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 Mattie N. McClain, her heirs and assigns forever,

All that piece, parcel or lot of land near the City of Greenville, State of South Carolina, being shown as Lot No. 3 on a plat of the property of W. E. McClain, recorded in Plat Book X at Page 159, and being more particularly described as follows:

BEGINNING at a stake on the eastern side of New Street (formerly Prope Road), 160 feet north from Welcome Road, at corner of Lot No. 2, and running thence with line of Lots 2 and 1, N. 74-50 E. 178 feet to a stake; thence N. 14-03 W. 95 feet to a stake at corner of Lot No. 4; thence with line of said lot S. 74-50 W. 175.8 feet to a stake on New Street; thence with the eastern side of said Street S. 13-40 E. 95 feet to the point of beginning.

Being the same property conveyed to the grantor by deed recorded in Book of Deeds 554 at Page 171.

It is understood that as a part of the consideration for this conveyance the grantee assumes and agrees to pay the balance on two mortgages covering said property, as follows: Mortgage to Independent Life and Accident Insurance Company in the original sum of \$8500.00 and mortgage to Frank Ulmer Lumber Company in the original sum of \$1891.33.

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 her 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 15th day of July in the year of our Lord One Thousand Nine Hundred and Sixty-One.

Signed, Sealed and Delivered in the Presence of Beverly Rohrer, John Alon Conte, and four other witnesses (Seal).

STATE OF PENNSYLVANIA, Greenville County, Beaver } Personally appeared before me John Alon Conte

and made oath that he saw the within named grantor(s) Frank O. McClain sign, seal and as his act and deed deliver the within written deed, and that he, with Beverly Rohrer witnessed the execution thereof.

Sworn to before me this 29th day of July, A. D., 1961. George J. Loschiavo, Notary Public for South Carolina, Pennsylvania. My commission expires: January 4, 1962.

STATE OF SOUTH CAROLINA, Greenville County, Beaver } RENUNCIATION OF DOWER I, George J. Loschiavo Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Frances K. McClain wife of the within named Frank O. McClain 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 Mattie N. McClain, her Heirs and Assigns, all her interest and estate, and also, 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 29th day of July, A. D., 1961. George J. Loschiavo, Notary Public for South Carolina, Pennsylvania. My commission expires: January 4, 1962.

Cancelled documentary stamps attached: S. C. \$ 1.00; U. S. \$ Recorded this 1st day of August 1961, at 10:07 A.M. M., No. #3157