

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Charles Howard Montgomery,

in consideration of Eleven Hundred and No/100 (\$1100.00)----- Dollars,  
and assumption of mortgage  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto  
James F. Stephens and Gail F. Stephens, their Heirs and Assigns forever:

All that piece, parcel or lot of land situate in the County of Greenville, State of South Carolina, on the southwest side of Cardinal Drive and being known and designated as Lot No. 46 of Cardinal Park as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "W", at Page 27 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Cardinal Drive at the joint front corner of Lots Nos. 45 and 46 and running thence S. 64-02 W. 139.3 feet to an iron pin; thence S. 25-58 E. 70 feet to an iron pin; thence along the line of Lot No. 47, N. 64-02 E. 139.3 feet to an iron pin; thence along the line of Lot No. 47, N. 64-02 E. 139.3 feet to an iron pin; thence along the southwest side of Cardinal Drive, N. 25-58 W. 70 feet to the point of beginning.

The above is the same property conveyed to me by deed recorded in Deed Book 570, Page 177.

As part of the consideration of this conveyance the Grantees assume and agree to pay the balance due on the mortgage to C. Douglas Wilson & Co. recorded in Mortgage Book 703, Page 541, the balance now due and owing being \$9556.70.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 21<sup>st</sup> day of August 1962.

SIGNED, sealed and delivered in the presence of:  
Richard Pally (SEAL)  
Charles Howard Montgomery (SEAL)  
[Signature] (SEAL)  
[Signature] (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF ANDERSON }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)' act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 21<sup>st</sup> day of August 1962.

[Signature] (SEAL) Richard Pally (SEAL)  
Notary Public for South Carolina.

STATE OF SOUTH CAROLINA }  
COUNTY OF ANDERSON }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantor(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 21<sup>st</sup> day of August 1962.  
[Signature] (SEAL) Mildred Hagan Montgomery

RECORDED this 23<sup>rd</sup> day of August 1962, at 1:58 P.M. M. No. #5711

P15-E-8-9  
-271-