

8M 10-58
TITLE OF REAL ESTATE --Form 1374--W. A. Seybt & Co., Office Supplies, Greenville, S. C.

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OCT 14 2 59 PM 1959

Know All Men by These Presents:

OLLIE F. LEWERTH
R. M. C.

That I, Mary S. Spell in the State aforesaid,
in consideration of the sum of the assumption of a mortgage hereafter referred 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 Joe D. Stephens

All that piece, parcel and tract of land lying and being in Oaklawn Township,
Greenville County, S. C., on Grove Creek, containing 81.4 acres, more or less,
according to plat made by G. A. Ellis, Surveyor, dated April, 1931, recorded in
Plat Book B, Page 59, R. M. C. Office, Greenville County. It is the same parcel
of land conveyed to Fred Dennis Taylor by C. T. Chandler by deed dated Dec. 21,
1945, recorded in Deed Book 283, Page 248, R. M. C. Office, Greenville County.
It is also the same land conveyed by Fred Dennis Taylor to R. E. Chastain by deed
dated Dec. 9, 1947, recorded in Deed Book 329, Page 444, R. M. C. Office, Green-
ville County, S. C. It is likewise the same land conveyed to the grantor by the
said R. E. Chastain by deed dated Oct. 6, 1959 and is being recorded concurrent
herewith. Said tract of land is known as Tract No. 4 of the David T. Smith
lands as represented on a plat made by G. A. Ellis, Surveyor and recorded in Plat
Book G, Page 291, R. M. C. Office, Greenville County. According to the Ellis plat
recorded in Plat Book B, Page 59 said tract of land is bounded on the north by
lands of Burdette; on the east by Grove Creek as the line; on the south by J. S.
Smith lands and on the west by Chastain and T. A. Smith with reference being here
made to that plat for a more definite and particular description of the lands
as to courses and distances and metes and bounds.

As consideration for this conveyance the grantee assumes and agrees to pay a
mortgage covering the described tract of land given by Mary S. Spell to the Fed. Land
Bank of Col. dated Oct. 6, 1959, and being in the original amount of \$4200.00. The
assumption is intended to include not only the principal of the indebtedness but
all interest charges as may become due and payable under the terms and conditions
of the mortgage. However in assuming the mortgage by the grantee the grantor hereof
assigns and transfers unto the grantee stock in the Nat. Farm Loan Assoc. in the
amount of \$210.00 which is being held by the Fed. Land Bank of Col. as additional
and further security for its indebtedness. (See back of page for another assumption
TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises be-
longing, 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 war-
rant 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 13 day of October in the year
of our Lord One Thousand Nine Hundred and Fifty Nine

Signed, Sealed and Delivered in the Presence of

Jas. M. Richardson
Virginia Richardson

Mary S. Spell (Seal)

_____ (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) Mary S. Spell
written deed, and that she, with Jas. M. Richardson sign, seal and as her act and deed deliver the within
witnessed the execution thereof.

Sworn to before me this 13
day of October, A. D., 1959
Jas. M. Richardson (Seal)
Notary Public for South Carolina

Virginia Richardson

State of South Carolina

RENUNCIATION OF DOWER

Notary Public, do hereby certify

COUNTY OF

unto all whom it may concern, that Mrs.
wife of the within named
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 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 _____
day of _____, A. D., 19_____

Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____ (Continued on Next Page)

Recorded this _____ day of _____ 19_____, at _____ M., No. _____

613-2-5