

State of South Carolina
COUNTY OF ANDERSON
GREENVILLE



TITLE TO REAL ESTATE



961 PAGE 33

KNOW ALL MEN BY THESE PRESENTS That We, Ralph H. McKendree, Sr. and Helen C. McKendree, of the County of Greenville ----- in the State aforesaid, in consideration of the sum of Five dollars (\$5.00) and other valuable consideration (affidavit filed) and the assumption of a certain mortgage hereinbelow mentioned and described **BENNY**, to us in hand paid at and before the sealing of these presents by Carson Spencer and Dorothy B. Spencer, of the County of Greenville, State of South Carolina ----- (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Carson Spencer and Dorothy B. Spencer, their heirs and assigns forever:

All that certain piece, parcel and tract of land, with all buildings and improvements thereon, situate, lying and being in Dunklin Township, Greenville County, State of South Carolina, containing 36.24 acres and being shown as Tract No. One on plat made by F. E. Ragsdale, S. C. Registered Surveyor, recorded in Plat Book 3-P, at Page 75 in the R.M.C. Office in Greenville County, South Carolina, and having according to said plat the following courses and distances: BEGINNING at a point (nail & cap) in the center of Cobb Road, corner with Tract No. Two as shown on said plat, and running thence with the center of Cobb Road N. 1-29 E. 121.4 feet to a nail & cap, thence N.13-53 E. 275.8 feet to a point on Stewart's line, thence N. 61-00 W. 493.3 feet to an iron pin corner with property now or formerly of S. G. Vance Estate, thence S. 45-20 W. 2,139 feet to an iron pin in or near Ellison's creek, thence along with Ellison's creek, the creek being the line, the following courses and distances: S. 88-20 E. 320 feet; N. 76-20 E. 1,100 feet; N. 72-35 E. 1,250 feet; thence S. 52-00 E. 122 feet; and N. 58-15 E. 341 feet to corner with line of Tract No. Two; thence with the line of Tract No. Two as shown on said plat N. 81-11 W. 1,109 feet to nail & cap in center of Cobb Road, the point and place of beginning. This is the same tract of land conveyed unto Ralph H. McKendree, Sr. and Helen C. McKendree herein by deed of J. R. Sims, dated June 7, 1971, of record in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 917, at Page 293.

As part of the consideration for this conveyance the Grantees herein assume the payment, according to its terms, of a certain mortgage heretofore given by Ralph H. McKendree, Sr. and Helen C. McKendree unto the Perpetual Building and Loan Association of Anderson, dated August 31, 1971, of record in the R.M.C. Office for the County of Greenville, South Carolina, in Mortgage Book 1205, at Page 353, upon which there is now due the sum of Eighteen Thousand Six Hundred Thirty-three and 29/100 (\$18,633.29)

For True Consideration See Affidavit
Book 36 Page 149

