

FEB 13 11 30 AM 1968

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

County Stamps Paid \$ 8.25
See Act No.380 Section 1

KNOW ALL MEN BY THESE PRESENTS, that We, Jack McElreath and Bonnie T. McElreath,

in consideration of Seven Thousand Four Hundred Twenty-Nine and 07/100 (\$7,429.07)-----Dollars,
and assumption of mortgage referred to below
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Clifton Spears and Mildred C. Spears, their Heirs and Assigns forever:

All that piece, parcel or lot of land in the Town of Mauldin, County of Greenville, State of South Carolina situate, lying and being on the northeastern side of Bethel Drive and being known and designated as Lot No. 17 of the Property of Wm. R. Timmons, Jr. recorded in the R. M. C. Office for Greenville County in Plat Book "BBB", at Page 15 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northeastern side of Bethel Drive, joint front corner of Lots Nos. 16 and 17 and running thence with the northeastern side of Bethel Drive S. 55-18 E. 164.3 feet to an iron pin in the center of a branch; thence N. 8-26 W. 47.8 feet; thence continuing with the branch N. 60-49 E. 65.2 feet to a point; thence continuing with the branch N. 21-49 E. 65.7 feet to a point; thence N. 47-51 W. 124.2 feet to a point at the joint rear corner of Lots Nos. 16 and 17; thence S. 42-09 W. 175 feet to the point of beginning.

The above is the same property conveyed to the grantors by deed dated June 9, 1965 and recorded in the R. M. C. Office for Greenville County in Deed Book 775, at Page 519.

This conveyance is made subject to restrictions, easements and rights-of-way appearing on record in the R. M. C. Office for Greenville County.

Grantee to pay 1968 taxes.

As part of the consideration for this conveyance, the grantee herein assumes and agrees to pay the balance due on that certain mortgage given to Palmetto Savings & Loan Association dated June 16, 1965 in the original amount of \$14,600.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 998, at Page 115, the present balance thereon being \$13,570.93.



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(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(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(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 10th day of February 19 68.

SIGNED, sealed and delivered in the presence of:

Robert H. Sawitt
Thomas Brumby

Jack McElreath (SEAL)
Bonnie T. McElreath (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 10th day of February 19 68.

Thomas Brumby (SEAL)
Notary Public for South Carolina.
MY COMMISSION EXPIRES JANUARY 1, 1970

Robert H. Sawitt

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 grantee(s) and the grantee's(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 10th day of February 19 68

Thomas Brumby (SEAL)
Notary Public for South Carolina.
MY COMMISSION EXPIRES JANUARY 1, 1970

Bonnie T. McElreath

RECORDED this 15th day of February 19 68 at 11:30 A.M. No. 21434

1968 - MA. 2 - 2 - 20