



JAN 19 10 11 AM 1965



BOOK 765 PAGE 503

LOVE, THORNTON & ARNOLD, A. S. C.

Je, S. C.



SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by these Presents:

That Francis A. Stephens in the State aforesaid, in consideration of the sum of FORTY FIVE HUNDRED AND NO/100THS- - - - - DOLLARS, (\$4500.00) AND ASSUMPTION OF MORTGAGE AS SET OUT BELOW

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 Paul F. Wyatt, II, his heirs and assigns

All that lot of land in Greenville County, State of South Carolina, on the eastern side of Grove Road, near the City of Greenville, and being known as Lot No. 9, and the adjoining five (5) feet of Lot No. 8, on plat of Grove Hills, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book P at page 37 and described as follows, to-wit:

BEGINNING at an iron pin on the eastern side of Grove Road at the corner of Lot No. 10, and running thence with the line of said lot, S.66-18 E. 174.5 feet to an iron pin at the corner of Lot No. 31; thence with the line of said lot, N. 48-00 E. 80 feet to an iron pin in line of property of Grove Road Baptist Church; thence with the line of said property, N.66-00 W. 186 feet, more or less, to an iron pin on Grove Road; thence with the eastern side of said road, S. 23-37 W. 80 feet to the Beginning corner.

This being the same property conveyed to the grantor herein by deed recorded in Deed Book 640 at pages 311 and 312, after the conveyance of the major portion of Lot No. 8 by deed recorded in Deed Book 697 at page 299.

As a part of the consideration for this conveyance, the grantee assumes and agrees to pay a balance of \$7,674.73 due on a mortgage held by Fidelity Federal Savings & Loan Association recorded in Mortgage Book 959 at page 253.

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 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 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 14th day of January in the year of our Lord One Thousand Nine Hundred and Sixty Five

Signed, Sealed and Delivered in the Presence of

John G. Chero, J. Ed Dawson



Francis A. Stephens (Seal), Francis A. Stephens (Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me J. Ed Dawson

and made oath that he saw the within named grantor(s) Francis A. Stephens written deed, and that he, with JOHN G. CHERO sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 14th day of January, A. D., 1965. John G. Chero (Seal) Notary Public for South Carolina

J. Ed Dawson

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, INA L. MORGAN Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Wilma Lee Stephens wife of the within named Francis A. Stephens 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 Paul F. Wyatt, II, his 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 15th day of January, A. D., 1965. My Commission Expires July 15, 1967. INA L. MORGAN (Seal) Notary Public for South Carolina

Wilma Lee Stephens

Cancelled documentary stamps attached: U. S. \$ 19th day of January 1965, at 10:11 A. M., No. 20343

-156- WGI-1-4-24