

MAY 25 4:50 PM 1960



BOOK 651 PAGE 119

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE FANNING WORTH R. M. C.

Know All Men by These Presents:



That we, Theodore B. Mitzner and Ellen V. Mitzner, in the State aforesaid, in consideration of the sum of Five Hundred and No/100 (\$500.00)----- DOLLARS, and assumption of mortgage 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 William C. Pence and Martha C. Pence, their Heirs and Assigns forever:

All that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, on the southeastern side of Heard Drive and being known and designated as Lot No. 48 of Belmont Heights as shown on Plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "GG", at Pages 54 and 55 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Heard Drive at the joint front corner of Lots Nos. 47 and 48 and running thence along the joint line of said Lots, S. 45-18 E. 149.8 feet to an iron pin; thence S. 33-18 W. 65 feet to an iron pin; thence along the joint line of Lots Nos. 48 and 49, N. 59-44 W. 165 feet to an iron pin; thence along the southeastern side of Heard Drive, N. 40-49 E. 60.6 feet to an iron pin; thence continuing along said Drive N. 46-08 E. 44.4 feet to the point of beginning.

The above is the same property conveyed to the grantors by Walter C. Chapman by his deed dated Feb. 21, 1958 and recorded in Deed Book 593, at Page 219.

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. dated September 16, 1955 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 652, at Page 173, the balance now due and owing being \$10,383.86.

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 their 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) hands and seals this 25th day of May in the year of our Lord One Thousand Nine Hundred and Sixty.

Signed, Sealed and Delivered in the Presence of John P. Mann, Rebecca A. Daniel

Theodore B. Mitzner (Seal), Ellen V. Mitzner (Seal)

State of South Carolina, Greenville County

Personally appeared before me Rebecca A. Daniel

and made oath that she saw the within named grantor(s) Theodore B. Mitzner and Ellen V. Mitzner sign, seal and as their act and deed deliver the within written deed, and that she, with John P. Mann witnessed the execution thereof.

Sworn to before me this 25th day of May, A. D. 1960. John P. Mann (Seal) Notary Public for South Carolina

Rebecca A. Daniel

State of South Carolina, Greenville County

RENUNCIATION OF DOWER I, John P. Mann, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ellen V. Mitzner wife of the within named Theodore B. Mitzner 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 William C. Pence and Martha C. Pence, their 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 25th day of May, A. D. 1960. John P. Mann (Seal) Notary Public for South Carolina

Ellen V. Mitzner

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 25th day of May 1960 at 4:50 P. M., No. 388-5-3 #32338