

MAR 15 4 50 PM 1961



TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorneys at Law

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by these Presents:

That JOSEPH A. WELLS in the State aforesaid, in consideration of the sum of Five Thousand and No/100 -----(\$5000.00) and DOLLARS, 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 here- by acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said MITCHELL H. SMITH, his heirs and assigns forever:

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, in the City of Greenville, on the northern side of Byrd Boulevard shown as Lot 166 on plat of Second Revision of Traxler Park recorded in Plat Book F, Page 114, and according to said plat described as follows:

BEGINNING at a stake on the northern side of Byrd Boulevard, at the joint corner of Lots Nos. 166 and 167; thence running along the joint line of said lots N. 28-47 E. 185.7 feet to a stake at corner of Lot 171; thence along the line of that lot N. 59-53 W. 78.2 feet to a stake at the corner of Lot No. 165; thence with the line of that lot S. 26-18 W. 193.6 feet to Byrd Boulevard; thence along Byrd Boulevard S.66-14 E. 70 feet to the beginning corner.



Being the same premises conveyed to the grantor by deed recorded in Deed Book 514, Page 495.

It is understood and agreed that as a part of the consideration for this deed the grantee assumes and agrees to pay the balance due on a mortgage held by Fidelity Federal Savings & Loan Association in the original amount of \$16,000.00, recorded in Mortgage Book 754, Page 7, as amended by extension agreement to be recorded herewith.

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 whomso- ever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this 15th day of March in the year of our Lord One Thousand Nine Hundred and Sixty-one.

Signed, Sealed and Delivered in the Presence of

Margaret L. Gallman

Joseph A. Wells (Seal)
Margaret L. Gallman (Seal)
Margaret L. Gallman (Seal)
Margaret L. Gallman (Seal)
Margaret L. Gallman (Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Margaret L. Gallman

and made oath that s he saw the within named grantor(s) Joseph A. Wells sign, seal and as his act and deed deliver the within written deed, and that s he, with Robert F. Plaxco, Jr., witnessed the execution thereof.

Sworn to before me this 15 day of March, A. D., 1961 Notary Public for South Carolina

Margaret L. Gallman

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, Robert F. Plaxco, Jr., Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Helen D. Wells wife of the within named Joseph A. Wells 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, re- lease, and forever relinquish unto Mitchell W. Smith, 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 15 day of March, A. D., 1961 Notary Public for South Carolina

Helen D. Wells

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ 4:50 P.M. #22731
Recorded this 15th day of March 1961, at M., No.

205-3-34