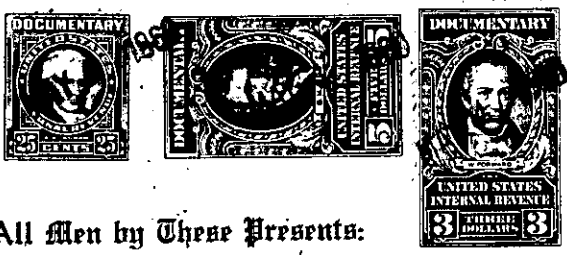


BOOK 649 PAGE 362
STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

MAY 4 10 17 AM 1960
OLLIE F. B. WORTH
R.M.C.



Know All Men by These Presents:

That I, Lester W. Caldwell, in the State aforesaid, in consideration of the sum of Seven Thousand Three Hundred Sixty-three and 44/100 DOLLARS, and assumption of the mortgage hereinafter referred to, 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 Charles S. Bell

ALL That certain, piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina near the City of Greenville and being known and designated as part of Lot No. 7 of a subdivision known as McSwain Gardens, a plat of which is of record in the R.M.C. Office for Greenville County in Plat Book GG at page 75, and having the following metes and bounds, to-wit:

BEGINNING At a point on the southeastern side of Mimosa Drive at the joint front corner of Lots 6 and 7, running thence S. 25-41 E. 147.3 feet to a point at the rear corner of Lot 6; thence S. 06-05 W. 45 feet to the point in the joint side line of Lots 7 and 8; thence N. 77-55 W. 173.2 feet to a point on the southeastern side of Mimosa Drive at the joint front corner of Lots 7 and 8; thence with the southeastern side of Mimosa Drive, N. 29-55 E. 85.9 feet to a point; thence continuing with the southeastern side of Mimosa Drive, N. 45-16 E. 95 feet to the point of beginning.

This deed is executed subject to existing and recorded restrictions and rights-of-way.

Being the same property conveyed to the grantor herein by William R. Timmons, Jr. by deed dated January 28, 1958, and recorded in the Office of the R.M.C. for Greenville County in Deed Book 592 at page 191.

As a part of the consideration, the grantee assumes and agrees to pay that certain mortgage executed by the grantor herein to C. Douglas Wilson & Co. (assigned by said company to John Hancock Mutual Life Insurance Company) dated July 31, 1958, in the principal amount of \$12,000.00, recorded in R.M.C. Office for Greenville Co. in R.E.M. Book 754, Page 225, on which present balance due of \$11,586.56. TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises be-

longing, 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(x) 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 3rd day of May in the year of our Lord One Thousand Nine Hundred and sixty.

Signed, Sealed and Delivered in the Presence of
James C. Parham, Jr.
Evelyn Hooper
Lester W. Caldwell (Seal)
Lester W. Caldwell (Seal)
(Seal)
(Seal)

State of South Carolina, }
Greenville County } Personally appeared before me James C. Parham, Jr. and made oath that he saw the within named grantor(s) Lester W. Caldwell sign, seal and as his act and deed deliver the within written deed, and that he, with Evelyn Hooper witnessed the execution thereof. Sworn to before me this 3rd day of May, A. D. 19 60. *Evelyn Hooper* (Seal) Notary Public for South Carolina *James C. Parham, Jr.*

State of South Carolina, }
Greenville County } RENUNCIATION OF DOWER I, Evelyn Hooper, Notary Public, do hereby certify unto all whom it may concern, that Mrs. Violet L. Caldwell wife of the within named Lester W. Caldwell 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 Charles S. Bell, his 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 3rd day of May, A. D. 19 60. *Evelyn Hooper* (Seal) Notary Public for South Carolina *Violet L. Caldwell* Violet L. Caldwell

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 4th day of May 19 60, at 10:17 A. M., No. #30208
277.3-2-8