

TITLE TO REAL ESTATE - Prepared by HINSON, TRAYLER & HAMER, Attor.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE FARR, NORTH R. M. C.



Know All Men by These Presents:

That I, McCellion Shelton, in the State aforesaid, in consideration of the sum of Seventeen Hundred Twenty Nine and 81/100 (\$1729.81) - DOLLARS, and assumption of mortgage described 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 David R. Smith, his heirs and assigns:

All that piece, parcel or lot of land, situate, lying and being on the Southeast side of Crosby Circle, near the City of Greenville, in Gantt Township, in Greenville County, State of South Carolina, being shown as Lot No. 140 on plat of Paramount Park, made by Piedmont Engineering Service, July, 1949, recorded in Plat Book W, at page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Crosby Circle at the joint front corner of Lots Nos. 139 and 140 and running thence with the line of Lot No. 139, S. 26-00 E. 150 feet to an iron pin; thence S. 64-00 W. 70 feet to an iron pin; thence with the line of Lot No. 141, N. 27-00 W. 150 feet to an iron pin on the Southeasterly side of Crosby Circle; thence along the Southeasterly side of Crosby Circle, N. 64-00 E. 70 feet to an iron pin, the point of beginning.

BEING the same property conveyed to the grantor herein by James M. Bruce, by deed dated May 29, 1951, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deeds Vol. 435, page 412.

The grantee herein is to pay the 1953 taxes on the above described property. As a part of the consideration herein the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given by McCellion Shelton to C. Douglas Wilson & Co., on which there is a balance due of \$5,770.19, said mortgage recorded in the R. M. C. Office for Greenville County, S. C., in Mortgages Vol. 500, page 205.

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 17th day of March in the year of our Lord One Thousand Nine Hundred and fifty-three.

Signed, Sealed and Delivered in the Presence of

Frances Raines

Edward Ryan Hamer

McCellion Shelton



State of South Carolina, Greenville County

Personally appeared before me Frances Raines

and made oath that s he saw the within named grantor(s) McCellion Shelton sign, seal and as his act and deed deliver the within written deed, and that s he, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 17th day of March, A. D. 19 53 Edward Ryan Hamer (Seal) Notary Public for South Carolina

Frances Raines

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Edward Ryan Hamer, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Vencie B. Shelton, wife of the within named McCellion Shelton 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, David R. Smith, 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 17th day of March, A. D. 19 53 Edward Ryan Hamer (Seal) Notary Public for South Carolina

Vencie B. Shelton

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 17th day of March 1953 at 4:08 P. M., No. #6114

M15-2-145