

TITLE TO REAL ESTATE--Prepared by  
STATE OF SOUTH CAROLINA,  
County of GREENVILLE



BYANT, MARION & JOHNSTONE, Attorneys at Law, Greenville, S. C.

BOOK 682 PAGE 49



SEP 14 11 30 AM 1961

KNOW ALL MEN BY THESE PRESENTS That: **ROY J. MARTIN**

in the State aforesaid,

in consideration of the sum of **Eight Hundred and No/100 (\$800)** and the assumption of **mortgage indebtedness recited below** DOLLARS, 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

**WILLIAM R. SPENCER, JR. and JOAN T. SPENCER**

All that certain piece, parcel or lot of land, situate, lying and being on the northern side of Plainfield Circle, near the City of Greenville; County of Greenville, State of South Carolina, being known and designated as Lot No. 217 as shown on a plat prepared by Pickell & Pickell, Engineers, dated October, 1956, entitled "South Forest Estates, Addition No. 1" recorded in the R.M.C. Office for Greenville County, S. C. In Plat Book EE at page 195 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northern side of Plainfield Circle at the joint front corner of Lots Nos. 217 and 218 and running thence with the line of Lot No. 218 N. 4-48 E. 226 feet to an iron pin on the subdivision property line/N. 74-57 W. 134.3 feet to an iron pin at the joint rear corner of Lots Nos. 216 and 217; thence with the line of Lot No. 216 S. 9-47 E. 275.6 feet to an iron pin on the northern side of Plainfield Circle; thence with the northern side of Plainfield Circle and following the curve thereof, the chord of which is N. 79-47 E., 65 feet to the point of beginning.

This is the identical property conveyed to the grantor herein by deed of Jesse Coleman Jarrard, dated April 12, 1961 and recorded in the R.M.C. Office for Greenville County, S. C. in deed book 672 at page 164.

The grantees herein assume and agree to pay the balance due on that mortgage given by Jesse Coleman Jarrard to C. Douglas Wilson Co. dated May 4, 1959 and recorded in the R.M.C. Office for Greenville County, S. C. in R.E.M. Book 785 at page 37; the principal balance due on said mortgage being \$12,997.87.

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, **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 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 13th day of September in the year of our Lord One Thousand Nine Hundred and sixty-one.

Signed, Sealed and Delivered in the Presence of

Frank P. McGowan, Jr.  
Mitchell King, Jr.

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

STATE OF SOUTH CAROLINA,  
County of Greenville

Personally appeared before me **Frank P. McGowan, Jr.** and made oath that he saw the within named grantor(s) sign, seal and as his act and deed deliver the within written deed, and that he, with **Mitchell King, Jr.** witnessed the execution thereof.

Sworn to before me this 13th day of September, A. D. 19 61.  
Mitchell King, Jr. (Seal)  
Notary Public for South Carolina

Frank P. McGowan, Jr.

STATE OF SOUTH CAROLINA,  
County of Greenville

RENUNCIATION OF DOWER

I, **Mitchell King, Jr.**

do hereby certify unto all whom it may concern, that Mrs. **Sara T. Martin** wife of the within named **Roy J. Martin** did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s), **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 13th day of September, A. D. 19 61.  
Mitchell King, Jr. (Seal)  
Notary Public for South Carolina

Sara T. Martin



Recorded September 14th, 1961, at 11:30 A.M. #6953

378-3-2