

TITLE TO REAL ESTATE--Prepared by HINSON, TRAXLER & HAMER, Attorneys, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That RICHARD SMITH CARNES in the State aforesaid, in consideration of the sum of THREE THOUSAND FOUR HUNDRED FIFTY-ONE & 45/100 (\$3,451.45) - - 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 JAMES L. SMITH, his heirs and assigns:

All that piece, parcel or lot of land, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 39, Plat of Leawood, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "J", pages 18 and 19, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Northwest corner of Edgewood Avenue and Forest Lane, and running thence along said Avenue N. 55-18 W. 75 feet to the corner of Lot No. 40; thence with the line of said lot, N. 33-34 E. 165.1 feet to an iron pin, corner of Lot No. 47; thence with the line of said lot, S. 55-41 E. 75 feet to the Westerly side of Forest Lane; thence with said Lane S. 33-54 W. 165.57 feet to the point of beginning.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given Fidelity Federal Savings & Loan Association, on which there is a balance due of \$6,548.55; said mortgage is recorded in Mortgages Volume 537, page 521.

This is the same property described in deed recorded in Deeds Volume 461, page 268.

Grantor to pay 1956 taxes.



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 13th day of December in the year of our Lord One Thousand Nine Hundred and Fifty-Six.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Juanita B. Cleland and Edward Ryan Hamer.

Richard Smith Carnes (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina, Greenville County

Personally appeared before me Juanita B. Cleland

and made oath that s he saw the within named grantor(s) Richard Smith Carnes 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 13th day of December, A. D. 19 56.

Edward Ryan Hamer (Seal) Notary Public for South Carolina

Juanita B. Cleland

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. Gerone B. Carnes wife of the within named Richard Smith Carnes 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 James L. 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 13th day of December, A. D. 19 56.

Edward Ryan Hamer (Seal) Notary Public for South Carolina

Gerone B. Carnes

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 14th day of December 19 56 at 11:38 A. M., No. #30917

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