

OCT 18 12 19 PM 1967

BOOK 831 PAGE 96

TITLE TO REAL ESTATE—Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.



KNOW ALL MEN BY THESE PRESENTS, that I, Hubert K. Smart

in consideration of Ten Thousand Seventeen and 89/100 (\$10,017.89) Dollars,
and assumption of mortgage hereinafter set forth below,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto

Edward A. Peddycord and Dorothy M. Peddycord, their heirs and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being at the easterly corner of the intersection of Crestwood Drive and Garden Terrace, near the City of Greenville, S. C., and having according to a survey made by Piedmont Engineering Service on February 20, 1953, as recorded in the RMC Office for Greenville County, S. C. in Plat Book DD, Page 67, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the easterly corner of the intersection of Crestwood Drive and Garden Terrace and running thence along said Crestwood Drive N 27-30 E 155 feet to an iron pin, corner of property now or formerly of Crane; thence along the Crane line S 62-30 E 200 feet to an iron pin in the line of property of J. LaRue Hinson; thence along the Hinson line S 27-30 W 187.6 feet to an iron pin on the northerly side of Garden Terrace; thence along said Terrace N 60-20 W 175.3 feet to an iron pin, corner of said Terrace and Crestwood Drive; thence on a curve around said corner, the chord of which is N 16-31 W 36.1 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, affecting the above described property.

As a part of the consideration herein, the grantees do hereby assume and agree to pay the balance due of \$14,982.11, on that certain mortgage given by Arthur R. Smith, Jr. to The Prudential Insurance Company of America, in the face amount of \$17,500.00 dated June 19, 1961 and recorded on the same date in the RMC Office in Mortgage Book 860, Page 521.

GRANTEE TO PAY 1967 TAXES

For deed into grantor, see deed book 882, page 431



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 17th day of October 1967.

SIGNED, sealed and delivered in the presence of:

Hubert K. Smart (SEAL)

Jo Ann L. Strom (SEAL)

Marge R. Johnson (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17th day of October 1967.

Marge R. Johnson (SEAL)
Notary Public for South Carolina

Jo Ann L. Strom

MY COMMISSION EXPIRES JANUARY 1, 1970

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 17th day of October 1967

Marge R. Johnson (SEAL)
Notary Public for South Carolina

Hubert K. Smart

NOTARY PUBLIC FOR SOUTH CAROLINA
RECORDED BY
MY COMMISSION EXPIRES JANUARY 1, 1970

Recorded October 18th., 1967 At 12:19 P.M. # 11337

-296-442-1-14