

MAR 16 4 08 PM '71
OLLIE FARNSWORTH
R. M. C.

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Greenville, S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that WE, ROBERT C. SMITH AND MARY ANN SMITH

in consideration of . . . One and No/100ths (\$1.00) and assumption of mortgages
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto
EDNA G. SCIFRES, her heirs and assigns forever

ALL that certain piece, parcel or lot of land located on the northeast side of McNeese Drive, near the City of Greenville, County of Greenville, State of South Carolina and being known and designated as all of Lot No. 4 and the adjoining twenty-five (25) feet of Lot No. 3 of a subdivision known as Royal Oaks, recorded in the Plat recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Page 117; said property being also shown on a plat of property of David L. Mason, said plat being recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book XXX, at Page 115, said lot having such metes and bounds as shown on the said latter plat.

Being the same property conveyed to the grantors herein by deed of Arthur L. Scifres and being recorded in the R.M.C. Office for Greenville County in Deed Book 875. at Page 292.

As part of the consideration for this conveyance the grantee agrees to assume that certain mortgage given by David L. Mason to Collateral Investment Company, said mortgage being recorded in the RMC Office for Greenville County, S.C. in Real Estate Mortgage Book 1090, at Page 235, there being a present balance of approximately \$9,340.00 on said mortgage. As a further part of the consideration the grantee agrees to assume that certain mortgage in favor of Arthur L. Scifres, said mortgage being recorded in the R.M.C. Office for Greenville County in Mortgage Book 1134, at page 581, and having a present balance of approximately \$800.00.

Said conveyance being subject to all restrictions, rights of way and easements of record.

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 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(s) and seal(s) this 15th day of March, 1971.
SIGNED, sealed and delivered in the presence of:
Robert C. Smith (SEAL)
Mary Ann Smith (SEAL)
J. M. E. Johnston, Jr. (SEAL)
Patricia P. Paulsen (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 15th day of March, 1971
J. M. E. Johnston, Jr. (SEAL)
Notary Public for South Carolina.
My commission expires 10-31-79
Patricia P. Paulsen

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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 15th day of March, 1971.
J. M. E. Johnston, Jr. (SEAL)
Mary Ann Smith
Notary Public for South Carolina.
My commission expires 10-31-79
RECORDED this 16th day of March, 1971, at 4:08 P. M., No. #21500

155-397-1-24