

FILED

TITLE TO REAL ESTATE--Hubert E. Nolin, Attorney at Law, Greenville, GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

APR 5 11 10 AM '71  
OLLIE FARNSWORTH  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that We, F. L. SMITH and FREIDA A. SMITH,

in consideration of TWO THOUSAND AND NO/100 (\$2,000.00) ----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JAMES P. CLARDY and CARMEL D. CLARDY, Their Heirs and Assigns, Forever:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and having, according to a plat of said property made by Carolina Engineering & Surveying Co., dated May 15, 1968, the following metes and bounds:

BEGINNING at a point in the center of South Carolina Highway 20 and running thence N. 28-40 E. 135 feet with the center of said highway to a point in the center of said highway; thence S. 51-39 E. 433.6 feet, crossing the P & N Railway right-of-way to a point in the center of the track of the Southern Railway; thence with the center of said railway track S. 17-23 W. 145 feet to a point in the center of said railway track; thence N. 51-20 W. 462.8 feet to the beginning corner.

For plat see Plat Book XXX, page 169.

This property is sold subject to all existing and recorded easements, rights of way and restrictions pertaining thereto and as shown on said plat.



Greenville Count,  
Stamps  
Paid 2.20  
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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 23rd day of March 19 71

SIGNED, sealed and delivered in the presence of:

Geraldine Stelech  
Hubert E. Nolin

F. L. Smith (SEAL)  
Freida A. Smith (SEAL)  
Freida A. Smith Ware (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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23rd day of March 19 71

Hubert E. Nolin (SEAL)  
Notary Public for South Carolina.  
My Commission Expires: July 14, 1977.

Geraldine Stelech

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 23rd day of March 19 71

Hubert E. Nolin (SEAL)  
Notary Public for South Carolina.

Fannie W. Smith

My Commission Expires: July 14, 1977  
RECORDED this 2 day of April 19 71 at 11:44 A. M., No. 23065

85-50