

MAY 15 2 41 PM '72

TITLE TO REAL ESTATE — Prepared by Gaddy & Davenny, Law Offices, Greenville, S. C.
R. M. C.

VOL 943 PAGE 310

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That Wade H. Stephens, Jr, Trustee for Citizens
Builder Mart, Inc. and for Ray D. Hawkins, in the State aforesaid.

(\$17,950.00)

in consideration of the sum of Seventeen Thousand Nine Hundred Fifty and no/100/---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 Michael W. Smith, his heirs and assigns, forever:

All that certain piece, parcel or lot of land in the State of South Carolina,
Greenville County, lying on the northeast side of Montclair Road, and being
shown and designated as Lot 152 on a plat of Section III of Montclair, pre-
pared by R. B. Bruce, dated April 17, 1969, and recorded in the R.M.C. Office
for Greenville County in Plat Book WWW, Page 57, and having, according to said
plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the northeast side of Montclair Road at the joint
front corner of Lots 152 and 153 and running thence with the common line of
said lots N. 60-37 W. 265.0 feet to an iron pin; thence N. 27-38 E. 75 feet
to an iron pin at the joint rear corner of lots 151 and 152; thence with the
common line of said lots S. 60-37 E. 267.7 feet to an iron pin on the north-
east side of Montclair Road; thence with said road S. 29-18 W. 80 feet to an
iron pin, the point of beginning.

This is a portion of the property conveyed to the grantor(s) herein by deed of
G. Lynn McCollum, recorded in the R.M.C. Office for Greenville County in Deed
Book 942, Page 381.

This conveyance is subject to a 25 foot sewer easement as shown on aforemen-
tioned plat, to restrictive covenants recorded in Deed Book 877, Page 459, and
to all other restrictions, rights of way, easements and setback lines, if any,
of record, and as shown on recorded plat(s) and on the premises.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said
premises belonging, or in anywise incident or appertaining.

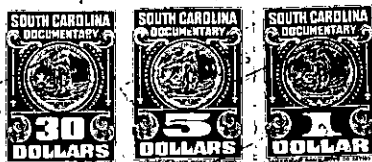
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) herein-
above named, their ^{Heirs and Assigns} successors and Assigns forever. And the grantor(s) do(es) hereby bind the grantor(s)
and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the
said premises unto the grantee(s) ^{hereinafter named} successors, 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 15th day of May
in the year of our Lord One Thousand Nine Hundred and Seventy-Two

Signed, Sealed and Delivered in the Presence of

Wade H. Stephens, Jr. (Seal)
Wade H. Stephens, Jr. as Trustee
for Citizens Builder Mart, Inc.
and for Ray D. Hawkins (Seal)

Dave H. Clark
Clifford F. Faddy



Greenville County (Seal)
Stamps
Paid \$19.80 (Seal)
Act No. 380 Sec. 1

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 15th day of May 19 72

Dave H. Clark (Seal)

Clifford F. Faddy

Notary Public for South Carolina
My Commission expires: 4/7/79

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER
UNNECESSARY

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 be-
fore 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, 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 May 1972.

(Seal)

Notary Public for South Carolina
My Commission expires: 4/7/79

RECORDED this 15th day of May 19 72, at 2:41 P. M., No. 30963

299-290-1-40