

5M-5-56 TITLE OF REAL ESTATE—Form 137½—W. A. Seybt & Co., Office Supplies, Greenville, S.C. PM 1957

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

OLLIE FARNSWORTH R. M. C.



Know All Men by These Presents:

That I, Furman C. Smith in consideration of the sum of TWENTY-FOUR HUNDRED AND NO/100 (\$2400.00) in the State aforesaid, DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said F. W. Andrea, Jr. his heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Butler Township, being known and designated as Lot Number Ten (10) as shown on plat of property of Morningside, as made by Dalton & Neves, Engineers, in December 1952, which plat is of record in the R. M. C. Office for said County and State in Plat Book "EE", at pages 2 and 3; reference to which plat is hereby made, said lot of land being described by metes and bounds, as follows, to wit:

BEGINNING at an iron pin on the Northeastern side of Spring Valley Road as shown on said plat at the corner common to Lots 9 and 10, and running thence North 47-40 East along the dividing line between Lots 9 and 10, one hundred eighty-four and five-tenths (184.5) feet to an iron pin at the corner of Lot 13; thence South 42-20 East along the dividing line between Lots 10 and 13; one hundred twenty-five (125) feet to a stake at the corner of Lot 11; thence South 47-40 West along the dividing line between Lots 10 and 11, one hundred eighty-three and one tenth (183.1) feet to an iron pin on the Northeastern side of Spring Valley Road; thence along said Spring Valley Road North 42-58 West one hundred twenty-five (125.0) feet to an iron pin, to the place of beginning.

This property is subject to the restrictions and reservations set out in an instrument of writing dated January 20, 1953, and recorded in the R. M. C. Office for said County and State in Deed Book 470 at page 369, reference to which is hereby expressly made as a part of this conveyance, and is subject to the following additional restriction: "All tanks, barrels and containers for fuel oil shall be placed below the surface of the ground or concealed".

Grantee to pay 1957 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 twenty-fifth day of July in the year of our Lord One Thousand Nine Hundred and fifty-seven

Signed, Sealed and Delivered in the Presence of

Jeanette Center
Margaret Lois Dacus

Furman C. Smith (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina

COUNTY OF Greenville

Personally appeared before me Jeanette Center

and made oath that she saw the within named grantor(s) Furman C. Smith sign, seal and as his act and deed deliver the within written deed, and that she, with Margaret Lois Dacus witnessed the execution thereof.

Sworn to before me this 25th day of July, A. D., 1957.

Margaret Lois Dacus (Seal) Notary Public for South Carolina.

Jeanette Center

State of South Carolina

COUNTY OF Greenville

RENUNCIATION OF DOWER

I, Margaret Lois Dacus

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Byrdie K. Smith wife of the within named Furman C. Smith 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 F. W. Andrea, Jr. 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 25th day of July, A. D., 1957.

Margaret Lois Dacus (Seal) Notary Public for South Carolina

Byrdie K. Smith

Cancelled documentary stamps attached: S. C. \$; U. S. \$; 1:05 P.M. Recorded this 31st day of July 1957, at M., No. 18144

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