

State of South Carolina GREENVILLE COUNTY OLEIE FARNSWORTH R. M. C.

Know All Men By These Presents:

That I, W. Dennis Smith,

in consideration of the sum of Ten & No/100 (\$10.00) in the State aforesaid, and other valuable considerations 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 the said grantee(s) Dan P. Leach and his heirs and assigns forever:

All of that parcel or lot of land in O'Neal Township of Greenville County, South Carolina, located about three miles northwest of the City of Greer, being the greater portion of Lot No. 60 lying on the east side of Penny Drive on a plat designated as Section "A" of Valley Haven Acres, property of the grantor, made by John A. Simmons, Surveyor, on July 15, 1960, recorded in the R. M. C. Office for Greenville County, and having the following courses and distances:

BEGINNING on an iron pin on the northeast side of Penny Drive, joint corner of Lots Nos. 59 and 60, and runs thence N. 24-53 E. 318.5 feet to an iron pin, joint corner of Lots Nos. 56, 57 and 60 on said plat; thence a new straight line along line of lot being conveyed to Horace M. Strickland, in a southeasterly direction, approximately 95 feet to an iron pin at joint corner of Lots Nos. 78, 79, 60 and 61 on said plat; thence S. 22-33 W. 307.2 feet to an iron pin on the margin of Penny Drive; thence along the margin of said street, N. 55-06 W. 110 feet to the beginning.

SUBJECT to restrictions as to use and occupancy of the above described lot, as appears of record in the R. M. C. Office for Greenville County, and also subject to any easements and rights-of-way of record.

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Greenville County Stamps Paid \$ 1.65 Act No. 380 Sec. 1

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 23rd day of July in the year of our Lord One Thousand Nine Hundred and Sixty-nine.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of H. D. Hawkins and Elizabeth W. Moun.

W. Dennis Smith (Seal) and other seals.

State of South Carolina GREENVILLE COUNTY

Personally appeared before me Elizabeth W. Moun

and made oath that she saw the within named grantor(s) W. Dennis Smith

deliver the within written deed, and that she, with H. D. Hawkins sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 23rd day of July, A. D., 1969

Handwritten signature of H. D. Hawkins, Notary Public for South Carolina

Handwritten signature of Elizabeth W. Moun

My Commission Expires 4-30-79

State of South Carolina GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, Elizabeth W. Moun, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Beulah Mae B. Smith wife of the within named W. Dennis 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 Dan P. Leach and his Heirs and Assigns, all her interest and estate, and also 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 23rd day of July, A. D., 1969

Handwritten signature of Elizabeth W. Moun, Notary Public for South Carolina

Handwritten signature of Beulah Mae B. Smith

My Commission Expires 10-16-78

Cancelled documentary stamps attached: S. C. \$ 22nd.; U. S. \$ 12:20 P.M. #16432 Recorded this 22nd. day of January 1970, 196., at / M., No.

537.3-5-12.1 OUT OF 537.3-5-12 -286-