



State of South Carolina

AUG 18 10 57 AM 1956

Greenville COUNTY

Know All Men by These Presents:

That We, H.P. McManus and Roy Dobson in the State aforesaid, in consideration of the sum of Eight Hundred (\$800.00) 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) John A. Smart and his heirs and assigns forever:

All that certain piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, in School District 9-B, situate on the South side of Super Highway No. 29, and having the following courses and distances, to-wit:- BEGINNING at a stake on the East side of Royce Street, at the SW corner of Lot No. 61, and runs thence S. 77-00 E. 200 feet along the line of Lot No. 61 to a stake; thence S. 13-00 W. 50 feet along the line of Ashmore Paynes to a stake; thence N. 77-00 W. 200 feet along the line of Lot No. 63 to a stake; thence N. 13-00 E. 50 feet along said Royce Street to the beginning corner, and being all of Lot No. 62 as per blue print made by H.S. Brockman, Surveyor, under date May 9, 1947, a sub-division of the B.F. Flynn Estate.

AND ALSO all that lot and parcel of land situate in above named school district, County and State, and described on said plat of property and having the following courses and distances:- BEGINNING at a stake on the East side of Royce Street at the SW corner of Lot No. 62 and runs thence S. 77-00 E. 200 feet along the line of Lot No. 62 to a stake; thence S. 13-00 W. 50 feet along Ashmore Paynes line to a stake; thence N. 77-00 W. 200 feet along the line of Lot No. 64 to a stake; thence N. 13-00 E. 50 feet along said Royce Street to the beginning corner, and being all of Lot No. 63.

This is the same property as conveyed to the grantors by deed of Florence H. Brannon, dated July 13, 1956, and recorded in the R.M.C. Office for Greenville County in Deed Book 557, page 535.

Plat of subdivision of B.F. Flynn Estate is on record in the R.M.C. Office for Greenville County in Plat Book R, at page 81.

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 s and seal sthis 11th day of August in the year of our Lord One Thousand Nine Hundred and Fifty - six.

Signed, Sealed and Delivered in the Presence of Doris Carpenter, H.P. McManus, Roy Dobson, H.D. Hawkins

State of South Carolina

Greenville COUNTY

Personally appeared before me Doris Carpenter

and made oath that she saw the within named grantor(s) H.P. McManus and Roy Dobson sign, seal and as their act and deed witness the execution thereof.

Sworn to before me this 11th day of August, A. D. 1956

Doris Carpenter

State of South Carolina

Greenville COUNTY

RENUNCIATION OF DOWER

I, H.D. Hawkins, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Louise S. McManus and Nell R. Dobson wives of the within named H.P. McManus and Roy Dobson, respectively, 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 John A. Smart and 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 11th day of August, A. D. 1956

Louise S. McManus, Nell R. Dobson

Cancelled documentary stamps attached: S. C. \$ 18th day of August, 1956

10:37 A.M. No. 21077 79.1-2-69/10