

State of South Carolina APR 10 4 44 PM '69 TITLE TO REAL ESTATE

GREENVILLE COUNTY OLLIE FARNSWORTH R.M.C. Know All Men by These Presents:

That Zet Smith, Jr., hereafter referred to as Grantor, in consideration of the sum of Six Thousand (\$6,000.00) and 00/100 DOLLARS, paid to Grantor by W. B. Simmons, his heirs and assigns, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, W. B. Simmons, his heirs and assigns,

ALL that piece, parcel or tract of land designated as 103 Prospect Street, in the County of Greenville, State of South Carolina, as is shown on the Greenville County Block Book as Lot 2, Block 3, of Sheet 224, and having, as shown on the plat of the property recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4A, at Page 173, the following courses and distances, to-wit:

BEGINNING at an iron pin at the joint intersection of Prospect Street and property of W. B. Simmons; thence with the Simmons line S 56-38 E 144.8 feet to an iron pin on the Simmons corner; thence turning and running still with the Simmons line N 34-00 E 173.7 feet to a joint intersection of the property conveyed herein with the property of Cely Brothers Construction Company and W. B. Simmons; thence turning and running with the Cely line N 54-45 W 145.5 feet to an iron pin on the right-of-way of Prospect Street; thence turning and running with the right-of-way of Prospect Street S 33.43 W 178.5 feet to the point of beginning.

Also, all my right, title and interest to the area on the above-designated plat, which is shown as Prospect Street adjacent to the property conveyed herein

This deed is made subject to any restrictions, rights-of-way, easements or agreements affecting the property that may appear of record, on a recorded plat, or on the premise, or that are known to the Grantees.

This being the same property inherited by the above-named Grantor under the will of his father, Zet Smith, Sr., said will being found in Apt. 958, at File 10, in the Office of the Probate Judge for Greenville County. Grantee to pay 1969 taxes.

County of Greenville, S.C. Section 1  
See Act No. 530



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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 10 day of April, 1969.  
Zet Smith Jr. (Seal)  
Zet Smith, Jr.

Signed, Sealed and Delivered in the Presence of  
Thomas M. Patuck Jr. (Seal)  
Ester L. Rodgers (Seal)  
Grantor



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 10th day of April, 1969.  
Thomas M. Patuck Jr. (Seal)  
Notary Public for South Carolina  
Ester L. Rodgers

My Commission expires January 1, 1971.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Celeste R. Smith, wife of the within named Grantor 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 Grantee and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this 10th day of April, 1969.  
Thomas M. Patuck Jr. (Seal)  
Notary Public for South Carolina  
Celeste R. Smith

My Commission expires January 1, 1971.  
Recorded this 10 day of April, 1969 at 4:44 P. M., No. 24258.

-161-2243-2