

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

Nov 30 2 59 PM '70

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

Greenville County
Fee 3.85
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM F. STUART AND TRUDY G. STUART

in consideration of Thirty Two Hundred Twenty Five (\$3225.00) Dollars and assumption of mortgage indebtedness set forth below, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto KEITH R. SMITH AND DONNA O. SMITH, Their Heirs and Assigns, Forever:

ALL that piece, parcel or lot of land, together with buildings and improvements, situate, lying and being on the Northwestern side of Gaywood Drive in Greenville County, South Carolina, being shown and designated as Lot No. 8 on a Plat of Piney Ridge, made by Dalton & Neves Engineers, dated February, 1952 and recorded in the RMC Office for Greenville County, S. C., in Plat Book CC, Page 11, reference to which is hereby craved for the metes and bounds, thereof, said lot being 80 feet wide and 170 feet deep.

The above property is the same conveyed to the grantors by deed of Fred J. Ridgeway, Jr. recorded in Deed Book 797, Page 199 and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground, affecting said property.

As a part of the consideration for this deed, the grantees assume and agree to pay in full the indebtedness due on a note and mortgage covering the above described property given by Fred J. Ridgeway, Jr., to C. Douglas Wilson & Co. in the original sum of \$16,800.00, recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 977, Page 429, which has a present balance in the sum of \$15,188.83.

The grantees agree to pay Greenville County Property taxes for the tax year 1971 and subsequent years.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns against the grantor(s) and the grantor's(s') heirs or successors 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(s) this 25th day of November 1970.

SIGNED, sealed and delivered in the presence of

Nancy C. Hunter
Nancy C. Hunter
John M. Dillard
John M. Dillard

William F. Stuart
William F. Stuart (SEAL)
Trudy G. Stuart
Trudy G. Stuart (SEAL)
(SEAL)
(SEAL)

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25 day of November 1970.

John M. Dillard
Notary Public for South Carolina John M. Dillard (SEAL)
My Commission expires: 9-15-79

Nancy C. Hunter
Nancy C. Hunter

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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 before 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 or 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 25 day of November 1970.

John M. Dillard
Notary Public for South Carolina John M. Dillard (SEAL)
My Commission expires: 9-15-79

Trudy G. Stuart
Trudy G. Stuart

RECORDED this 30th day of November 1970 at 2:58 P. M., No. #12778

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