

TITLE TO REAL ESTATE--Prepared by RAINEY, FANT & HOBBS, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA GREENVILLE COUNTY

Know All Men by These Presents:

That Michael M. Martin and John W. Smith, Jr.

in the State aforesaid, (\$1.00) DOLLARS,

and assumption of the mortgage referred to below 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 Colonial Company Inc., its successors and assigns, forever:

ALL that certain piece, parcel or lot of land with any improvements thereon situate, lying and being on the western side of Flower Drive in Pine Hill Village, Gantt Township, Greenville County, South Carolina, being shown and designated as Lot 150 on a plat of Pine Hill Village, prepared by R. K. Campbell R.L.S. dated July 9, 1962, recorded in the Office of the R.M.C., Greenville County, South Carolina in Plat Book QQ, Page 168, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the west side of Flower Drive at the joint front corner of Lots 149 and 150 and runs thence along the line of Lot 149 N. 79-11 W. 114.1 feet to an iron pin; thence along the line of Lot 154 S. 1-09 E. 92 feet to an iron pin; thence along the line of Lot 151 S. 79-11 E. 95 feet to an iron pin on the west side of Flower Drive; thence along Flower Drive N. 10-49 E. 90 feet to the beginning corner.

The grantee assumes and agrees to pay the balance due on that note and mortgage given by the grantors to Citizens Builders Mart Inc., dated November 13, 1970 in the original amount of \$13,500.00, on which there remains a balance due of \$13,500.00.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anyway incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and its successors 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 16th day of December in the year of our Lord One Thousand Nine Hundred and seventy

Signed, Sealed and Delivered in the Presence of [Signatures]

[Signatures of Michael M. Martin and John W. Smith, Jr.] (Seal)

State of South Carolina, Greenville County

Personally appeared before me Dell R. Owens

and made oath that She saw the within named grantor(s) Michael M. Martin and John W. Smith, Jr. deliver the within written deed, and that She, with Patrick C. Fant, Jr. sign, seal and as their act and deed witnessed the execution thereof.

Sworn to before me this 16th day of December, A. D. 1970 [Signature]

[Signature of Dell R. Owens]

My Commission Expires April 17, 1979 Notary Public for South Carolina

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant, Jr. Notary Public, do hereby certify

unto whom it may concern, that Mrs. Catherin M. Martin and Mrs. Roberta C. Smith wife of the within named Michael M. Martin and John W. Smith Jr. 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 Colonial Company, Inc. its successors 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 16th day of December, A. D. 1970 [Signature]

[Signatures of Catherine M. Martin and Roberta C. Smith]

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 22nd day of December 1970 at 3:02 P. M., No. 14685

251-1-152 -157- W.G. 2.5-1-152