

FILED
GREENVILLE CO. S. C.
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TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, Lawyers Building, Greenville, S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.
Jr.

KNOW ALL MEN BY THESE PRESENTS, that Ernest J. O'Banion and Frances C. O'Banion

in consideration of Four Thousand Five Hundred and no/100 (\$4,500.00)----- Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Alvin P. Smith, Jr., his heirs and assigns forever

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, being shown as Lot 12 on plat of Shannon Forest, recorded in Plat Book KK at pages 200-201 in the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on Shannon Lake Circle at the joint front corner of Lots 12 and 13 and running thence with the line of said lots, N. 42-24 W. 228 feet to the high water line of Shannon Lake; thence with the said high water line, N. 51-36 E. 100.2 feet to the joint rear corner of lots 11 and 12; thence with the line of lot 11 S. 42-25 E. 221 feet to an iron pin on Shannon Lake Circle; thence with said Circle, S. 47-35 W. 100 feet to the point of beginning.

This property is conveyed subject to all easements, restrictions and rights of way of record if any affecting said property.

This is the same property conveyed to the grantors by deed recorded in Deed Book 736 at page 217 in the R.M.C. Office for Greenville County.



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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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 26th day of February 19 71.

SIGNED, sealed and delivered in the presence of:
J. Gayle Pless _____
Lee S. Carter _____
Ernest J. O'Banion Jr. _____ (SEAL)
Frances C. O'Banion _____ (SEAL)

NORTH CAROLINA }
STATE OF ~~SOUTH CAROLINA~~ } PROBATE
COUNTY OF ~~GREENVILLE~~ }
GUILFORD }
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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.
SWORN to before me this 26th day of February 19 71.
Joseph J. Cox _____
NOTARY PUBLIC
GUILFORD COUNTY, N. C.
Notary Public for South Carolina, North Carolina
My commission expires: Dec. 12, 1975

NORTH CAROLINA }
STATE OF ~~SOUTH CAROLINA~~ } RENUNCIATION OF DOWER
COUNTY OF ~~GREENVILLE~~ }
GUILFORD }
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, 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
26th day of February 1971 . Joseph J. Cox _____
NOTARY PUBLIC
GUILFORD COUNTY, N. C.
Notary Public for South Carolina, North Carolina
My commission expires: Dec. 12, 1975

195-5331-1-12