TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I. F. S. Bayne

in the State aforesaid

in consideration of the sum of One Dollar ($1,00) and love and affection, Dollars

to me paid by J. B. Smith and Ruby Lee Smith

in the State aforesaid, 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 J. B. Smith and Ruby Lee Smith

All that piece, parcel and tract of land lying and being situate in Butler Township, County and State aforesaid about twelve miles from Greenville Court House and being cut out of tract number 4 of lots of the estate of Hiram Hobby, a plat of which is recorded in the office of the R. M. C. for Greenville County in Book H, page 56, said tract number 4 is the parcel of land first described in a deed from F. S. Royster Guano Company to F. S. Bayne under date of September 28, 1927, recorded in office of R. M. C. Greenville County in Book 138, page 262. The lot here conveyed is described as follows:

Beginning on Dan Fowler's line near road and running thence N. 70-45 E. 160 ft. to corner; thence N. 13 W. 190 ft. to corner; thence S. 70-45 W. 160 ft. to corner on Dan Fowler's along Dan Fowler's line S. 13 E. 190 ft. to the beginning corner.

The above described land is the same conveyed to me by on the day of 19, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book Page.

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 premises before mentioned unto the said J. B. Smith and Ruby Lee Smith, and their heirs and assigns, forever.

AND I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said J. B. Smith and Ruby Lee Smith and their heirs and assigns, against me and my heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this 28 day of November in the year of our Lord one thousand nine hundred and forty-five.

Signed, sealed and Delivered in the Presence of

F. S. Bayne (SEAL)

~~F. S. Bayne~~ (SEAL)

Virginia Richardson (SEAL)

Jas. M. Richardson

S. C. Stamps Cancelled, $ and Cents.

U. S. Stamps Cancelled, $ and Cents.

No Stamps.

STATE OF SOUTH CAROLINA,
Greenville County.

PROBATE

PERSONALLY appeared before me Virginia Richardson and made oath that she saw the within named F. S. Bayne sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she with Jas. M. Richardson witnessed the execution thereof.

SWORN to before me, this 28 day of November 19 45

Jas. M. Richardson (L. S.)
Notary Public, S. C.

Virginia Richardson

NOTARIAL SEAL

STATE OF SOUTH CAROLINA,
Greenville County.

RENUNCIATION OF DOWER.

I, Jas. M. Richardson, a Notary Public do hereby certify unto all whom it may concern, that Mrs. Effie C. Bayne the wife of the within named F. S. Bayne, 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 the within named J. B. Smith and Ruby Lee Smith and their heirs and assigns, all her interest and estate, and also 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 28 day of November Anno Domini, 19 45

Jas. M. Richardson (L. S.)
Notary Public, S. C.

Effie C. Bayne

NOTARIAL SEAL

Recorded December 24th 19 45, at 11:14 o'clock A. M. BY:E.G.