

TITLE TO REAL ESTATE-Prepared by HINSON, TRAXLER

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That Frank S. Smith and B. F. Wood, Jr. in the State aforesaid, in consideration of the sum of Four Thousand Four Hundred Fifty and No/100-----DOLLARS, and assumption of mortgage described 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 Mary Elsie Cromer, her heirs and assigns, all that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, lying and being situate on the Southerly side of Pleasant Ridge Avenue, within the limits of the City of Greenville, South Carolina, being known and designated as Lot No. 97, Pleasant Valley Subdivision, as per plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book P, page 114, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southerly side of Pleasant Ridge Avenue, joint front corner Lots Nos. 97 and 98, said pin being 990 feet Southwest of iron pin in the Southwest intersection of Pleasant Ridge and Panara Avenues and running thence along the joint line of those lots S. 0-08 E. 160 feet to an iron pin; thence S. 89-52 W. 60 feet to an iron pin, common rear corner Lots Nos. 97, 200 and 201; thence N. 0-08 W. 160 feet to an iron pin on the Southerly side of Pleasant Ridge Avenue; thence along the Southerly side of Pleasant Ridge Avenue N. 89-52 E. 60 feet to an iron pin, joint front corner Lots Nos. 97 and 98, the point of beginning.

Grantee to pay 1952 taxes.

The above-described property is subject to restrictions recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Volume 301, page 60, as amended in Deed Volume 367, page 106.

As a part of the consideration hereof the Grantee agrees to assume and pay according to its terms that certain note and mortgage given by the Grantors herein to Augusta Road Lumber Company on which there is a balance due of \$4,500.00. Said mortgage being recorded in the R.M.C. Office for Greenville County, S. C., in Mortgages Volume 522, page 46. This is the same property conveyed to the Grantors herein by Robert I. Woodside Co. by deed dated Feb. 1, 1952 and recorded in the R.M.C. Office for Greenville County, S.C., in Deeds Vol. 450, page 542. 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(s) hereinabove named, and her 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 June in the year of our Lord One Thousand Nine Hundred and fifty two.

Signed, Sealed and Delivered in the Presence of

Frances Rainey
Edward Ryan Hamer

Frank S. Smith
B. F. Wood Jr.

(Seal)
(Seal)
(Seal)



State of South Carolina, Greenville County

Personally appeared before me Frances Rainey

and made oath that he saw the within named grantor(s) Frank S. Smith and B. F. Wood, Jr. sign, seal and as their act and deed deliver the within written deed, and that he, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 16th day of June, A. D. 1952. Edward Ryan Hamer (Seal) Notary Public for South Carolina

Frances Rainey

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Edward Ryan Hamer Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Sara M. Smith wife of the within named Frank S. Smith 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 Mary Elsie Cromer, her 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 June, A. D. 1952. Edward Ryan Hamer (Seal) Notary Public for South Carolina

Sara M. Smith

Cancelled documentary stamps attached: S. C. \$-----; U. S. \$----- Recorded this 16th day of June, 1952, at 12:30 P. M., No. #13539

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222-4-17

