

TITLE TO REAL ESTATE—Prepared by LOVE, THORNTON & BLYTHE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

SEP 13 3 00 P.M.

Know All Men by These Presents:

That M. R. Smith and Mildred S. Smith in the State aforesaid, in consideration of the sum of Twenty-six Hundred Sixty-three & 78/100 (\$2663.78) - - DOLLARS, and assumption of mortgage as set out 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 Frank S. Cely, his heirs and assigns forever:

All that lot of land in the State of South Carolina, County of Greenville, on the western side of Washington Avenue, being known and designated as lots B and C on revised plat of property of W. D. McBrayer, recorded in Plat Book I at Page 87, and being a portion of tract No. 3 of the original plat of McBrayer Property, recorded in Plat Book J at Page 37, and described as follows:

BEGINNING at an iron pin on the western side of Washington Avenue, which pin is 210 feet from the intersection of said avenue with Anderson Road, and running thence S. 38-26 W. 210 feet to an iron pin; thence S. 38-48 E. 111.8 feet to an iron pin; thence N. 38-04 E. 185 feet to an iron pin on the west side of Washington Avenue; thence with said Avenue, N. 27-58 W. 120.8 feet to the point of beginning.

Being the same premises conveyed to the grantors by deed recorded in Deed Book 475 at Page 233.

As a part of the consideration of the deed, the mortgagee assumes and agrees to pay a balance of \$3286.22 due on a mortgage held by Fidelity Federal Savings & Loan Association recorded in Mortgage Book 557 at Page 490.



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 his 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 2nd day of September in the year of our Lord One Thousand Nine Hundred and Fifty-four.

Signed, Sealed and Delivered in the Presence of

H. D. Robbins, G. F. Lord

M. R. Smith (Seal), Mildred S. Smith (Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me H. D. Robbins

and made oath that he saw the within named grantor(s) M. R. Smith and Mildred S. Smith sign, seal and a their act and deed deliver the within written deed, and that he, with G. F. Lord witnessed the execution thereof.

Sworn to before me this 2 day of September, A. D. 1954

Hugh Ivey (Seal), Notary Public for South Carolina, My Commission Expires February 28, 1955

H. D. Robbins

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, Hugh Ivey, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mildred S. Smith wife of the within named M. R. 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 Frank S. Cely his 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 2 day of September, A. D. 1954

Hugh Ivey (Seal), Notary Public for South Carolina, My Commission Expires February 28, 1955

Mildred S. Smith

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 13th day of September 1954 at 3:00 P.M., M., No. #20660