

BOOK 680 PAGE 150  
STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

Know All Men by These Presents:

That I, Alfred T. Smith,

in consideration of the sum of One (\$1.00) Dollar and partition of real estate, in the State aforesaid, ~~DOLLARS~~

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 Harold C. Smith, Claude D. Smith and Frances Robertson Smith, their heirs and assigns forever:

All my undivided one-fourth interest in and to -

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the westerly side of North Main Street, in the City of Greenville, S. C., being shown as Parcels B and C on a plat entitled "Smith Building" made by R. K. Campbell, dated December 29, 1960, and recorded in the RMC Office for Greenville County, S. C. in Plat Book RR, page 70, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the face of a brick wall on the westerly side of North Main Street, which point is 151 feet 11 inches north of the northwesterly corner of the intersection of North Main Street and West North Street and is the joint front corner of Parcels A and B on said plat, and running thence along the westerly side of North Main Street N 19-30 E 43 feet 1 inch to a point on the outer face of a brick wall, which point is the joint front corner of the Smith property and the Bruce Property; thence turning and running along the joint line of said properties, a portion of which line runs through a re-inforced brick wall, N 70-30 W 130 feet 1 inch to a point on the easterly side of a 10 foot alley, joint rear corner of the Smith and Bruce properties; thence turning and running along the easterly side of said 10 foot alley S 19-30 W 55 feet 1-3/4 inches to a point on the outer face of a brick wall, joint rear corner of Parcels A and B; thence turning and running along a line through the center of an 8 inch brick wall, which line is the joint line of Parcels A and B, the following courses and distances, to-wit: S 70-30 E 26 feet 4 inches; N 19-30 E 12 feet 0.75 inch; S 70-30 E 103 feet 9 inches to the point of beginning.

TOGETHER with all the right, title and interest of the grantor created by the wall tie-in agreement dated January 20, 1940 and recorded in the RMC Office for Greenville County in Deed Book 218, page 39, and subject to the party-wall rights of the adjoining property owner created by said agreement.

This is a portion of property conveyed by deed recorded in Deed Book 96, page 316.

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 their 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 9th day of January in the year of our Lord One Thousand Nine Hundred and Sixty-One.

Signed, Sealed and Delivered in the Presence of

*Calvin F. Teague*  
*Harry R. Stephenson, Jr.*

*Alfred T. Smith*

(Seal)  
(Seal)  
(Seal)  
(Seal)  
(Seal)

State of South Carolina,  
Greenville County

Personally appeared before me Calvin F. Teague

and made oath that he saw the within named grantor(s) Alfred T. Smith sign, seal and as his act and deed deliver the within written deed, and that he, with Harry R. Stephenson, Jr. witnessed the execution thereof.

Sworn to before me this 9th day of January, A. D. 19 61.  
*Harry R. Stephenson, Jr.* (Seal)  
Notary Public for South Carolina

*Calvin F. Teague*

State of South Carolina,  
Greenville County

RENUNCIATION OF DOWER

I, *Calvin F. Teague* Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary McCall Smith wife of the within named Alfred T. 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 Harold C. Smith, Claude D. Smith and Frances Robertson Smith, their 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 9th day of January, A. D. 19 61.  
*Calvin F. Teague* (Seal)  
Notary Public for South Carolina

*Mrs. Mary McCall Smith*

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$  
Recorded this 10th day of January 19 61, at 10:11 A.M. M., No. #17228