

TITLE TO REAL ESTATE—Prepared by RAINEY, FANT & HORTON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

FILED GREENVILLE CO. S. C. FEB 22 3 54 PM 1962 R.M.C. in the State aforesaid,

Know All Men by These Presents:

That we, L. A. MOSELEY and ROY W. BOGGESS

in consideration of the sum of Three Thousand Eight Hundred Nine and 29/100 DOLLARS, and assumption of mortgage referred to 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 JOSEPH A. SMITH and CLARA B. SMITH, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Southeast side of Sir Abbot Street, in the City of Greenville, in Greenville County, S. C., being shown as Lot 104 on plat of Sherwood Forest, made by Dalton & Neves, Engineers, August 1951, revised through November 1952, recorded in the RMC Office for Greenville County, S. C. in Plat Book "GG", at pages 2 and 3, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeast side of Sir Abbot Street, at joint front corner of Lots 103 and 104, and runs thence along the line of Lot 103, S. 7-37 E. 172 feet to an iron pin; thence S. 76-30 W. 60 feet to an iron pin; thence with the line of Lot 105, N. 18-13 W. 169.8 feet to an iron pin on the Southeast side of Sir Abbot Street; thence with the curve of Sir Abbot Street (the chord being N. 75-04 E. 90 feet) to the beginning corner.

Grantees assume and agree to pay the balance due on that mortgage given by William Reubin Leonard, Jr. to General Mortgage Co. in the original amount of \$11,000.00 dated December 21, 1953, recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 581, page 539, on which there remains due a principal balance of \$7690.71.

This is the same property conveyed to the grantors by deed of William Reubin Leonard, Jr. dated February 5, 1958, recorded in the RMC Office for Greenville County in Deed Book 592, page 313.

Grantees to pay 1962 taxes.

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 22nd day of February in the year of our Lord One Thousand Nine Hundred and sixty two

Signed, Sealed and Delivered in the Presence of

Francis B. Holtzclaw (Seal) Patrick C. Fant (Seal)

[Signatures of L. A. Moseley and Roy W. Boggess]



State of South Carolina, Greenville County

Personally appeared before me Frances B. Holtzclaw

and made oath that she saw the within named grantor(s) L. A. Moseley and Roy W. Boggess sign, seal and as their act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 22nd day of February, A. D. 19 62

Patrick C. Fant (Seal) Notary Public for South Carolina

Francis B. Holtzclaw (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Caroline B. Moseley and Margaret S. Boggess wives of the within named L. A. Moseley and Roy W. Boggess each 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 Joseph A. Smith and Clara B. 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 22nd day of February, A. D. 19 62

Patrick C. Fant (Seal) Notary Public for South Carolina

Caroline B. Moseley Margaret S. Boggess

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 22nd day of February 19 62, at 3:54 P.M., No. 20837

599-266-1-169