

MAY 15 10 14 AM 1967

TITLE TO REAL ESTATE—Prepared by KENDRICK, STEPHENSON &

OLLIE FARRIS # R.M.C.

Greenville, S. C.

BOOK 819 PAGE 564

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }



KNOW ALL MEN BY THESE PRESENTS, that I, Martin L. Stokes

in consideration of One Thousand Five Hundred and No/100 (\$1,500.00) Dollars and assumption of mortgage hereinafter set forth below, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Walter A. Smith, his heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northeasterly side of Cardinal Drive, near the City of Greenville, S. C., being known and designated as Lot No. 34A on plat of Edwards and Caldwell, as recorded in the RMC Office for Greenville County, S. C. in Plat Book NN, page 68, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Cardinal Drive, said pin being the joint front corner of Lots Nos. 34A and 35 and running thence with the common line of said Lots N 38-12 E 192.2 feet to an iron pin; thence N 64-58 W 70 feet to an iron pin, the joint rear corner of Lots 34B and 34A; thence with the common line of said Lots S 41-02 W 152 feet to an iron pin on the northeasterly side of Cardinal Drive; thence with the northeasterly side of Cardinal Drive S 41-35 E 24.7 feet to an iron pin; thence continuing with said Drive S 27-55 E 50 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, affecting the above described property.

As part of the consideration hereof, the grantee does assume and agree to pay the unpaid balance of \$11,015.55 on that certain mortgage given by Martin L. Stokes to C. Douglas Wilson & Co., assigned to The Philadelphia Saving Fund Society, said mortgage dated March 6, 1964 in the original amount of \$11,550.00, which mortgage and assignment are recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 951, pages 247-250.

For deed into grantor, see Deed Book 743, page 552.

GRANTEE TO PAY 1967 TAXES.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 15th day of May 1967.

SIGNED, sealed and delivered in the presence of:

Martin L. Stokes (SEAL)
Louise G. McDaniel (SEAL)
Carolyn B. Keenan (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of May 1967.

Louise G. McDaniel (SEAL)
Notary Public for South Carolina.

Carolyn B. Keenan

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

15th day of May 1967.

Louise G. McDaniel (SEAL)
Notary Public for South Carolina.

Patricia A. Stokes

RECORDED this 15th day of May 1967 at 10:14 A. M. No. 27704

-271- P15.11-6-44