

TITLE TO REAL ESTATE—Riley & Riley, Attorneys at Law, E. Coffee Street, Greenville, S. C.

FEB 14 4 21 PM 1969

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

CLERK OF COURTS
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that PAUL A. BOY

in consideration of --- Two Thousand, Seven Hundred Fifty and No/100 (\$2,750.00) --- Dollars, plus assumption of mortgage loan (see 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 DEROY C. SMITH and JULIA E. SMITH, their heirs or assigns, forever.

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, located on the southeastern corner of the intersection of Bear Drive (formerly Bear Grass Drive) and Two Notch Road, being known and designated as a portion of Lots 54, 55, 56, and 57 of BILTMORE Sub-division as shown by plat thereof prepared by Dalton and Neves, dated March 1956 and recorded in the RMC Office for Greenville County in Plat Book EE at Page 174 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern corner of the intersection of Bear Drive and Two Notch Road and running thence with the south side of said Two Notch Road, S. 72-09 E., 89.3 feet to an iron pin; thence still with said Two Notch Road, S. 80-54 E., 179.6 feet to an iron pin on the western edge of the right-of-way of U. S. Highway #29; thence with the right-of-way of said U. S. Highway #29, S. 15-58 W. 93.6 feet to an iron pin; thence N. 85-48 W., 270.3 feet to an iron pin on the easterly side of Bear Drive; thence with said Bear Drive, N. 14-46 E., 130.7 feet to the beginning corner, being the same property conveyed to the Grantor herein by deed recorded in Deed Volume 793 at Page 529.

This conveyance is made subject to any restrictive covenants, building set-back lines, rights-of-way and easements which may affect the above described property.

As a portion of the consideration for this conveyance the Grantees assume and agree to pay the balance due on that certain note and mortgage executed to The Prudential Insurance Company of America in the original amount of \$16,100.00 recorded September 13, 1963 in REM Volume 934 at Page 367. The balance due for assumption is.



County Stamps Paid \$3.30
See Act No.380 Section 1

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 14th day of February 19 69

SIGNED, sealed and delivered in the presence of:

Paul A. Boy (SEAL)

Grace P. Satterfield (SEAL)

John M. Sizer (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)' 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 14th day of February 19 69

John M. Sizer (SEAL)
Notary Public for South Carolina

Grace P. Satterfield

My commission expires: Jan. 1, 1970

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)' 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 14th day of February 19 69

John M. Sizer (SEAL)
Notary Public for South Carolina

Lorene F. Boy

My commission expires: Jan 1, 1970

RECORDED this 14 day of February 19 69, at 4:21 P. M., No. 19389