

FILED
GREENVILLE, S. C.
JUL 24 2 49 PM '70
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that We, John H. Loving and Joan L. Loving,

in consideration of Five Thousand, Five Hundred Seventy-Nine and 75/100 (\$5,579.75)-----Dollars,
and assumption of mortgage set out 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
Louis P. Smith, Sr. and Kathleen S. Smith, their heirs and assigns forever:

All that certain piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the south side of Fairhaven Drive, being shown and designated as Lot No. 218 on a plat of Orchard Acres, Section 4, dated May 1963, made by Piedmont Engineers & Architects, recorded in the R. M. C. Office for Greenville County in Plat Book "YY" at page 115; and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the south side of Fairhaven Drive, joint front corner of Lots 217 and 218 and running thence along the joint line of said lots, S. 3-21 E. 163.9 feet to an iron pin; thence S. 75-18 W. 75.4 feet to an iron pin on the line of a lot marked "sold"; thence along line of that lot, N. 3-21 W. 20 feet to an iron pin; thence continuing along the line of that lot, S. 86-39 W. 22.3 feet to an iron pin at the rear corner of Lot 219; thence along the line of that lot, N. 3-21 W. 158.7 feet to an iron pin on the south side of Fairhaven Drive; thence along the south side of Fairhaven Drive, N. 86-39 E. 96 feet to the beginning corner."

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s), or on the premises.

As a part of the consideration for this conveyance, the grantees expressly assume and agree to pay the balance due on that certain note and mortgage, in the original sum of \$19,200.00 executed by Paul L. Ward to the First Federal Savings and Loan Association of Greenville, S. C. and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1080, at Page 228, the balance due thereon being the sum of \$18,336.50 as of this date.



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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 24th day of July 1970

SIGNED, sealed and delivered in the presence of:

Beirne Bozeman
Carolee A. Abbott

John H. Loving (SEAL)
Joan L. Loving (SEAL)

(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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 24th day of July 1970

Beirne Bozeman (SEAL)
Notary Public for South Carolina
My Commission Expires: 8/14/79

Carolee A. Abbott

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 24th day of July 1970

Beirne Bozeman (SEAL)
Notary Public for South Carolina
My Commission Expires: 8/14/79
RECORDED this 24th day of July 1970 at 2:49 P. M. No. 2045

Joan L. Loving

131-3-13-276