

GUARDIAN FIDELITY CORPORATION, #6 Edwards Bldg., 600 North Main St.,
 TITLE TO REAL ESTATE GREENVILLE CO. S.C. Greer, SC 29651
 STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

BOOK 1009 PAGE 478

KNOWN ALL MEN BY THESE PRESENTS, that RONALD JACK SMITH

in consideration of \$1.00 and assumption of a mortgage as set out below and Dollars,
 in satisfaction of a debt owed to the Grantee as 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 GUARDIAN FIDELITY CORPORATION, its successors and assigns forever:

ALL that piece, parcel or lot of land located in Greenville County, State of
 South Carolina, as shown on a plat of the property of Ronald Jack Smith, prepared
 by Tri-State Surveyors, dated October 11, 1974, and recorded in the R.M.C
 Office for Greenville County in Plat Book 5I at Page 94, and having
 the following metes and bounds, to-wit:

BEGINNING at the right of way of Old Rutherford Road and being the joint front
 corner of the property owned by the Grantor and Earl W. Parnell; thence, N. 48-
 35 W. 201 feet to an iron pin; thence, N. 20-30 E. 140 feet to a new iron pin;
 thence, S. 48-35 E. 211.4 feet to an iron pin on the right of way line parallel
 to the Old Rutherford Road; thence, S. 22-13 W. 138.5 feet to an iron pin at
 the beginning corner.

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

DERIVATION: See Deed Book 834 at Page 327 in the R.M.C. Office
 for Greenville County.

Grantee, as part of the consideration, agrees to assume the mortgage held by
 Woodruff Federal Savings and Loan, the payoff amount being \$4,861.54; additional
 consideration is satisfaction of a debt owed to the Grantee by the Grantor in
 the amount of \$2,392.10.

— 280 - 5254 - 1 - 57.1



5.00
 Greenville County
 Stamps
 Paid \$ 2.75
 Act No. 380 Sec. 1

NO TITLE SEARCH

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, successors
 and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs, successors, executors and administra-
 tors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs, successors and assigns
 against the grantor(s) and the grantor(s)'s heirs, successors and assigns 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 21 day of October 19 74
 SIGNED, sealed and delivered in the presence of:
 [Signature] _____ (SEAL)
 [Signature] _____ (SEAL)
 [Signature] _____ (SEAL)
 [Signature] _____ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
 COUNTY OF GREENVILLE }
 Personally appeared the undersigned witness and made oath that (s)he saw the within named
 grantor(s) sign, seal and deliver the within deed and that (s)he, with other witness subscribed above
 witnessed the execution thereof.
 SWORN to before me this 21 day of October 1974
 [Signature] _____ (SEAL)
 Notary Public for South Carolina
 My commission expires: _____

STATE OF SOUTH CAROLINA } NO RENUNCIATION OF DOWER GRANTOR IS DIVORCED
 COUNTY OF }
 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 whom-
 soever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs, 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 _____ day of _____ 19 _____ (SEAL)

Notary Public for South Carolina.
 My commission expires: _____
 RECORDED this 31st day of October 19 74, at _____ M. No. 11212

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