

FILED

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

JUL 16 4 34 PM '76  
GONNIE S. TANKERSLEY  
R.M.C.

VOL 1039 PAGE 765

KNOW ALL MEN BY THESE PRESENTS, that James Stanley Smith -----

in consideration of Twenty-three Thousand and No/100 (\$23,000.00) ----- Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Helen Ruth Berger and Lynn Irwin Berger, their heirs and assigns forever:

ALL that piece, parcel or lot of land, situate, lying and being on the southeastern side of Theodore Circle near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 5 of a subdivision known as Carolina Heights, Section 2, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book BBB at Page 161 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Theodore Circle at the joint front corner of Lots Nos. 6 and 5 and running thence with the joint line of said lots S. 47-27 E., 150 feet to an iron pin; running thence S. 42-33 W., 100 feet to an iron pin at the joint rear corner of Lots Nos. 5 and 4; running thence with the joint line of said lots N. 47-27 W., 150 feet to an iron pin on the southeastern side of Theodore Circle; running thence along the southeastern side of said circle N. 42-33 E., 100 feet to an iron pin, point of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property. -104- 243-3-106

This is the same property conveyed to the Grantor herein by deed of Joe Barton Jones dated April 3, 1972 and recorded in the R.M.C. Office for Greenville County on April 5, 1972 in Deed Book 940 at Page 180.



Greenville County  
Stamps  
Paid \$ 25.30  
Act No. 350 Sec. 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(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 assigns against the grantor(s) and the grantor'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 July 19 76

SIGNED, sealed and delivered in the presence of

*James C. Blakely, Jr.*  
*Frances K. Baquell*

*James Stanley Smith* (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 15th day of July 19 76

*James C. Blakely, Jr.* (SEAL)  
Notary Public for South Carolina  
My commission expires: 11/9/81.

*Frances K. Baquell*

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 July 19 76  
*James C. Blakely, Jr.* (SEAL)  
Notary Public for South Carolina  
My commission expires: 11/9/81.

*James Stanley Smith*

RECORDED this \_\_\_\_\_ day of JUL 16 1976 at 4:34 P. M. No. 1613

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