

Know All Men by These Presents:

That WALTER L. GUNNELLS AND SANDRA C. GUNNELLS,

in the State aforesaid, in consideration of the sum of Twenty Seven Thousand Nine Hundred Fifty & No/100 DOLLARS, (\$27,950.00) to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said MENDAL A. SMITH AND KAREN S. SMITH, their heirs & assigns forever:

ALL that lot of land with the buildings and improvements thereon situate on the northeast side of Sellwood Circle in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 218 on plat of Section III of Westwood Subdivision, recorded in the RMC Office for Greenville County in Plat Book 4-N, Page 30, and being more particularly described in accordance with a plat prepared by R. B. Bruce, RLS, dated April 14, 1977, and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Sellwood Circle at the joint corner of Lots 218 and 219, and running thence along the line of Lot 219 N. 20-41 E. 141.3 feet to an iron pin; thence along the line of Lots 216 and 217 S. 89-39 W. 169 feet to an iron pin on the northeast side of Sellwood Circle; thence along Sellwood Circle S. 22-30 E. 40.3 feet to an iron pin; thence continuing along Sellwood Circle S. 47-47 E. 140 feet to the beginning corner.

This being the same property conveyed to the Grantors herein by deed of Builders & Developers, Inc., dated August 7, 1972, and recorded on August 15, 1972, in the RMC Office for Greenville County in Deed Book 952, at Page 27.

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



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and grantee's(s') Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand s and seals this 20th day of April in the year of our Lord One Thousand Nine Hundred and Seventy-Seven (77).

Signed, Sealed and Delivered in the Presence of (1) Walter L. Gunnells L.S. (2) Sandra C. Gunnells L.S.

State of South Carolina, COUNTY OF GREENVILLE

Personally appeared before me (1 or 2) Janet S. Nelson

who being sworn, says that he saw the within named grantor(s) sign, seal and as his act and deed, deliver the within written deed, and that he, with the other witness, witnessed the execution thereof.

Sworn to before me this 20th day of April A. D. 19 77 (3) [Signature] L. S. (1 or 2) [Signature]

Notary Public for South Carolina 11/22/81 My Commission Expires:

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