

Crantee's Address: *219 Trade Street, Greer, S.C. 29651*

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TITLE TO REAL ESTATE  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that I, M. L. Lanford

in consideration of ---Eighteen Thousand and no/100ths (\$18,000.00)-----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

J. D. Grubbs and Louise Grubbs, their heirs and assigns, forever:

ALL those lots of land in the State of South Carolina, County of Greenville, City of Greer, having a frontage on the northeasterly side of Trade Street of 31.7 feet and consisting of a lot conveyed to the Grantor by deed of Earline C. Lanford recorded in Deed Book 217 at Page 93 and of an adjoining lot conveyed to the Grantor by deed of William B. Smith, et al., recorded in Deed Book 252 at Page 174.

ALSO, all the right, title and interest of the Grantor in and to any and all party walls as to adjacent properties and easements for ingress and egress to any streets and alleys adjacent to the subject property.

This property is also subject to any rights of adjoining property owners as a result of any building walls in the nature of a party wall or jointly owned wall.

*-285-1120-3-16+13*

The subject property consists of all of the second parcel described in the deed to the Grantor from Earline C. Lanford recorded on January 9, 1940, in Deed Book 217 at Page 193; and all of that parcel described in a deed to the Grantor from William B. Smith and Gordon C. Smith, as Executors, recorded on March 29, 1943, in Deed Book 252 at Page 174.

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

*[Faint notary seal and signature]*

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
1978  
19.80

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 grantees, 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 administrators to warrant and forever defend all and singular said premises unto the grantees 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 *2nd* day of March 19 78

SIGNED, sealed and delivered in the presence of

*Rolin H. Smith*  
*Alma C. Bishop*

*M. L. Lanford* (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this *2nd* day of March 19 78

*Alma C. Bishop* (SEAL)

*Rolin H. Smith*

Notary Public for South Carolina  
My commission expires: *5/16/87*

STATE OF SOUTH CAROLINA }  
COUNTY OF

*No* RENUNCIATION OF DOWER *Grantor Declares Himself Widowed*

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, 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 \_\_\_\_\_

Notary Public for South Carolina.  
My commission expires: \_\_\_\_\_

RECORDED this \_\_\_\_\_ day of **MAR 6 1978** at **12:37 P.M.**, No. \_\_\_\_\_

*G20-3-13 7 G20-3-16 2 G20-3-15*

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