

STATE OF SOUTH CAROLINA } FILED
GREENVILLE CO. S.C. }
COUNTY OF GREENVILLE } TITLE TO REAL ESTATE
MAY 23 1978

1978 1035

KNOW ALL MEN BY THESE PRESENTS: that We, Van H. Smith and Ben A. Smith

in consideration of One Dollar (\$ 1.00) Love and Affection ----- 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 Fannie Bell Smith, her heirs and assigns forever:

ALL our right, title and interest in and to the following described property:

ALL that parcel or tract of land with the buildings and improvements thereon, situate on the South side of Hunts Bridge Road, in Paris Mountain Township, Greenville County, South Carolina, containing forty (40) acres, more or less, and is a portion of that property shown on a plat made for the Grantor, John H. Thornton, by R. K. Campbell, surveyor, May 14, 1949, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "U" at Page 190, and having according to said plat and a recent survey made by R.K. Campbell, May, 1952, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Hunts Bridge Road, said point also being in the center of a road leading South from the Hunts Bridge Road along the line of the property herein conveyed, and other property of the Grantor, and running thence along the center of the Hunts Bridge Road, N. 72-30 W. 525 feet more or less to a bend in the Hunts Brige Road; thence continuing along the Hunts Bridge Road, S. 85-45 W. 437.5 feet to a pine stump; thence along property of Day, S. 69-15 W., 543.2 feet to a pine at corner of Perry Wood property; thence along the line of Wood property S. 26-30 W. 307.6 feet to a Spanish Oak stump; thence continuing with line of Wood property S. 27-45 E. 1556.3 feet to a stone; thence N. 74-45 E. 300 feet more or less to a point in line of other property of the Grantor, thence along the line of other property of Grantor, crossing a small branch, N. 25-30 E. 700 feet more or less to a point in the center of the road leading South from the Hunts Bridge Road, hereinabove mentioned, thence following the center line of said road in a general Northerly direction 930 feet, more or less, to an iron pin in the center of the Hunts Bridge Road, the beginning point. - 355 - 509 2 - 1 - 38

THIS conveyance is subject to all restrictions, setback lines, roadways, easements, rights-of-way, if any, appearing and/or of record.

THIS being the same property as conveyed to V. B. Smith by deed of John H. Thornton and being recorded in the R.M.C. Office for Greenville County on and being recorded in Deed Book 478 at Page 321. Whereas V. B. Smith died intestate on September 3, 1962 leaving his wife, Fannie Bell Smith and his two sons, Van H. Smith and Benjamin A. Smith as his sole heirs, Apt. 803 File 3, Probate Court, Greenville, S.C.

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 heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees and the grantee's heirs or successors, and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand(s) and seal(s) the 20th day of May 1978

SIGNED, sealed and delivered in the presence of

John D. Millwood
Ben A. Smith

Van H. Smith (SEAL)
Van H. Smith
Ben A. Smith (SEAL)
Ben A. Smith (SEAL)

NOTARY PUBLIC
MAY 23 1978

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 as the grantor's act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SUBSCRIBED to before me this 20th day of May 1978

John D. Millwood
Notary Public for South Carolina

(SEAL)

John D. Millwood

My Commission expires 1-15-85

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } RENUNCIATION OF DOWER
Not Necessary - Grantors Unmarried

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 grantees and the grantee's heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all 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 day of MAY 23, 1978 at 11:40 A.M. NO. 34555

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