

TITLE TO REAL ESTATE Prepared by PYLE & LEAPHART, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

10054-1007

KNOW ALL MEN BY THESE PRESENTS, that Karl Emerson

in consideration of Twenty-nine Thousand Nine Hundred (\$29,900.00)-----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 James E. Smith and Lucille Smith, 42 Foxhall Road, Greenville, South Carolina, 29605, their heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being on the northerly side of Foxhall Road, in Greenville County, South Carolina, and being known and designated as part of Lot 274, Section B, Woodfields Subdivision, a plat of which is recorded in the RMC Office for Greenville County, in Plat Book Z at Page 121, and having, according to a more recent plat of James E. Smith and Lucille Smith, prepared by Carolina Surveying Company dated June 29, 1978, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Foxhall Road, which iron pin is 275.5 feet southwest of the intersection of Foxhall Road and South Beaver Lane, and running thence with the said side of Foxhall Road S 52-15 W 92.7 feet to an iron pin; thence N 24-08 W 191.4 feet to an iron pin; thence N 51-32 E 22.5 feet to an iron pin; thence S 46-26 E 188 feet to an iron pin, the point of beginning.

-159-370-7-6

This conveyance is made subject to all the restrictions, set back lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

This is the same property conveyed to the grantor herein by deed of David E. Robinson recorded in the RMC Office for Greenville County on December 15, 1977, in Deed Book 1070 at Page 205.

6000
180.00
GREENVILLE COUNTY RECORDS
33.00

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 grantees' heirs, successors and assigns forever. And the grantor covenants, hereby binds the grantor, and the grantor's heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees, and the grantees' heirs, successors and assigns against the grantor and the grantor'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 hand and seal this 27th day of July 1978

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 said Karl Emerson grant the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.
Subscribed and sworn to before me this 27th day of July 1978
[Signature] SEAL
Notary Public for South Carolina
My commission expires 5-22-83

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned witnesses of the above named grantor respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that (s)he does freely, voluntarily, and without any compulsion, dread or fear of any person, do hereby release, release and forever relinquish unto the grantor and the grantor's heirs, successors and assigns, all her interest in the premises, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.
Subscribed and sworn to before me this 27th day of July 1978
[Signature] SEAL
Notary Public for South Carolina
My commission expires 5-22-83

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