

TITLE TO REAL ESTATE - Foster & Richardson, Attorneys at Law, Greenville, S. C.

FOSTER & RICHARDSON
ADDRESS OF GRANTEEES:

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
DEC 11 11 33 AM '80

Route 2, Speedway Dr.
Fountain Inn, S. C. 29644

KNOW ALL MEN BY THESE PRESENTS, that I, Cleo Smith,

(18) - 299 - 353 - 1 - 1.5 2.52 AC, (18) - 65 - 556.1 - 1 - 13.1 1.48 AC.
out of 299 - 353 - 1.4 out of 65 - 556.1 - 1 - 13
in consideration of Four Thousand Eight Hundred and No 100 ----- (\$4,800.00) ----- 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 Billy Wharton and Annie S. Wharton, their heirs and assigns, forever:

All that certain piece, parcel or tract of land, situate, lying and being in Greenville County, South Carolina, on the northeastern side of Speedway Drive being more fully described on plat for Cleo Smith dated 11/26/80, by J. L. Montgomery, III and being a portion of that larger tract surveyed for Cleo Smith by Carolina Surveying Co. 9/12/79 and recorded in the RMC Office 10/10/79 in Plat Book 7-0 at Page 33, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Speedway Drive, joint front corner of instant property and other property of Cleo Smith and running thence along the boundary of Speedway Drive N. 55-24 W. 158.0 feet to an iron pin; thence turning and running N. 58-58 E. 430.6 feet to an iron pin; thence turning and running N. 57-30 W. 300.0 feet to an iron pin; thence turning and running N. 59-15 E. 387.0 feet to an iron pin; thence turning and running S. 41-57 E. 235.8 feet to an iron pin; thence S. 52-15 W. 125.0 feet to an iron pin; thence S. 49-44 E. 168.4 feet to an iron pin; thence S. 58-30 W. 593.2 feet to an iron pin, the point of beginning, consisting of 4.0 acres, more or less.

This being a portion of the property conveyed to the grantor herein by Blue Ridge Production Credit Association, Inc. October 11, 1979, said deed recorded in the RMC Office October 12, 1979, in Deed Book 1113 at Page 455.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above-described property including, but not limited to, those certain gas line rights-of-way heretofore conveyed to Colonial and Transcontinental Gas Pipe Line Company.

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 8 day of December 1980

SIGNED, sealed and delivered in the presence of

Cleo Smith (SEAL)
Cleo Smith

Thomas J. Bridges
Paul B. Zin
OCTO

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP \$10.00
DEC 11 1980

STATE OF SOUTH CAROLINA
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(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 8 day of December 19 80

Paul B. Zin (SEAL)
Notary Public for South Carolina
My commission expires: 1-24-90

Thomas J. Bridges

STATE OF SOUTH CAROLINA
COUNTY OF

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 8 day of December 19 80

Paul B. Zin (SEAL)
Notary Public for South Carolina
My commission expires: 1-24-90

Queen Ester Smith

RECORDED in DEC 10 1980 at 11:33 A.M.

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ DEC 19 1980 \$05.50

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4328 RV-2