

GRANTEE'S ADDRESS: 117 Sutton Drive, Taylors, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Alvin J. Smith and Louie W. Smith,

in consideration of Forty-two Thousand and No/100 (\$42,000.00) 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 Ellen R. Donovan, Her Heirs and Assigns Forever:

All that certain piece, parcel or lot of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot No. 21 on the southern side of Forestwood Drive, part of Broadleaf Forest, according to survey prepared by Jones & Sutherland, August, 1958, plat of which is recorded in the RMC Office for Greenville County in Plat Book MM at Page 64, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots No. 21 and 20, and running thence along the line of these lots, S. 9-10 W. 152.8 feet to an iron pin; running thence S. 86-56 W. 81.9 feet to an iron pin at the joint rear corner of Lots No. 21 and 23; running thence N. 9-10 E. 170.2 feet to an iron pin on the Southern side of Forestwood Drive; thence along the southern side of Forestwood Drive, S. 80-50 E. 80 feet to an iron pin, point of beginning.

12(274) P16.1-1-175

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

This is the same property conveyed to the Grantors herein by J. W. Smith, who died intestate on October 15, 1979, leaving as his sole heirs at law the Grantors herein, as shown in the Office of the Probate Court, Apartment 1586, File 15.

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, 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 grantee(s) 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 15th day of April 1981.

SIGNED, sealed and delivered in the presence of:

Alvin J. Smith (SEAL)
Alvin J. Smith

Louie W. Smith (SEAL)
Louie W. Smith

W. D. Richard
W. D. Richard

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

SWORN to before me this 15th day of April 19 81.

W. D. Richard (SEAL)
Notary Public for South Carolina

Wm B. Ashley
My commission expires: 1/1

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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, 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

15th day of April 19 81.
W. D. Richard (SEAL)
Notary Public for South Carolina.

Celestine C. Smith
Karen Smith

My commission expires: _____

RECORDED this APR 29 1981 day of _____ 19__

at 9:51 A.M.

30187

GREENVILLE COUNTY
APR 29 1981
10 20

4328 RV-2