Title To Real Estate Prepared by Timothy H. Farr, Attorney at Law, 210 West Stone Ave., Greenville, S.C. 29609

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Fred W. Nobli

in consideration of Two Thousand and no/100ths ($2,000.00) 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 David D. Smith and Carole K. Smith, thier heirs and assigns forever:

ALL that piece, parcel, or lot of land in Greenville County, State of South Carolina, being a part of Lot 85 of Verdin Estates and being shown and designated as Lot 85 A on survey entitled Revision Lots 85 and 86, as prepared by T. H. Walker, Jr., R.L.S., dated December 6, 1980, said Lot 85 A having, according to said survey, the following metes and bounds to-wit:

BEGINNING at an iron pin at the corner of Lot 86 on the southern side of Baldwin Circle and running thence along Baldwin Circle S 81-28 E 32 feet; thence leaving Baldwin Circle and running S 15-00 1/2 W 150.2 feet to an iron pin being the common back pin of Lots 85 and 86; thence N 2-46 E 150 feet to an iron pin on Baldwin Circle being the point of beginning. The above described forms a triangle and is to be added to and become a part of Lot 86, Verdin Estates.

THIS conveyance is made subject to all restrictive covenants, rights-of-way, easements, set back lines and or other encumbrances as they may appear of record or on the property.

GRANTORS specifically reserve to themselves and all furture owners of Lot 85, Verdin Estates, the right to cross the above described property for purposes of gaining access to any and all utilities which may be installed, or otherwise made available to Lot 85 within the above described area. Said easement shall be only for utilities but for any and all utilities which may be made available. Grantee and Grantee's heirs, successors and assigns, shall not prohibit Grantor nor Grantor's heirs, successors and assigns, from gaining access to said utilities and any expense incurred by Grantor ascerting this right shall be paid by Grantee or such party as may then be violating this right to enter upon this property for utility usage.

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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 16th day of January 19 81

SIGNED, sealed and delivered in the presence of

Fred W. Nobitt (SEAL)
(Fred W. Nobitt)
(SEAL)
(SEAL)
(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 16th day of January 1981

(SEAL)

Notary Public for South Carolina
My commission expires: 10-14-86

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 16th day of January, 1981

(SEAL)

Notary Public for South Carolina
My commission expires 10-14-86

RECORDED this _____ day of _____ 19 ____ at _____ M. No _____

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