

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

GREENVILLE CO. S. C. OLLIE FARRIS NICKLIN R.M.C.

Know All Men by These Presents:

That I, Morris F. Smith,

in consideration of the sum of - - -Twelve hundred fifty and no/100- - - DOLLARS, and the assumption of mortgage as hereinafter set out to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

James W. Kerr and Beatrice J. Kerr, his heirs and assigns:

All that certain piece, parcel or lot of land in Fairview Township, Greenville County, State of South Carolina, located on the northwest side of the Neely-Ferry Road, adjoining lands of Furman Brashier, Fred Howard, et al, containing 3.80 acres, more or less, according to a survey and plat made by E. E. Gary, Surveyor, March 14, 1949, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northwest side of the Neely-Ferry Road, joint corner with Furman Brashier, and running thence along Brashier line and a power line as the line, N. 60 1/2 W. 9.95 chains to a power post on a gully; thence along gully S. 34 3/4 W. 4.13 chains to an iron pin in center of gully; thence S. 60 1/2 E. 9.94 chains to the center of culvert on west side of Neely-Ferry Road; thence along west side of Neely-Ferry Road N. 33 3/4 E. 4.30 chains to the beginning corner, and being the same tract conveyed to grantor by Margaret S. Stokes by deed dated July 28, 1953, recorded in Deed Book 482, page 440.

As a part of the consideration for this conveyance, grantees assume and agree to pay that certain mortgage in the sum of \$2500.00, held by the Laurens Federal Savings and Loan Association.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s)' Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s)' Heirs and Assigns against the grantor(s) and the grantor's(s)' Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s)' hand and seal this 15th day of December in the year of our Lord One Thousand Nine Hundred and Fifty-three.

Signed, Sealed and Delivered in the Presence of Morris F. Smith (Seal), C. Victor Pyle (Seal), Eugenia S. Pyle (Seal), and four \$1.00 documentary stamps.

State of South Carolina, Greenville County. Personally appeared before me Eugenia S. Pyle and made oath that s he saw the within named grantor(s) Morris F. Smith deliver the within written deed, and that s he, with C. Victor Pyle sign, seal and as his act and deed witnessed the execution thereof. Sworn to before me this 15th day of December, A. D. 1953. C. Victor Pyle (Seal) Notary Public for South Carolina. Eugenia S. Pyle (Seal)

State of South Carolina, Greenville County. RENUNCIATION OF DOWER. I, C. Victor Pyle Notary Public, do hereby certify unto all whom it may concern, that Mrs. Jessie B. Smith wife of the within named Morris F. Smith did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto James W. Kerr and Beatrice J. Kerr, their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 15th day of December, A. D. 1953. C. Victor Pyle (Seal) Notary Public for South Carolina. Mrs. Jessie B. Smith. Recorded this 15th day of December 1953, at 3:44 P.M., No. #27145