STATE OF SOUTH CAROLINA,

OLLIET: "TWOKTH

GREENVILLE COUNTY

Know All Men by These Presents:

CLAIR J. SMITH

in the State aforesaid,

in consideration of the sum of FIVE HUNDRED and NO/100 - - - - -- - DOLLARS. (\$500.00) and assumption of mortgage indebtedness hereinbelow set forth 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

JOHN F. SANDERS, JR., his heirs and assigns forever:

All that lct of land and improvements situate on the Northwestern side of Woodville Avenue in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 131 on Plat No. 3 of Property of Overbrook Land Company dated January, 1924, made by R. E. Dalton, Engineer, recorded in the R. M. C. Office for said County and State in Plat Book 'F" at page 218, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the Northwestern side of Woodville Avenue, at the joint front corner of Lots Nos. 131 and 132, and running thence N. 20 - 09 W. 150 feet to an iron pin; thence N. 50 -10 E. 33 feet to an iron pin; thence S. 37 - 41 E. 161.8 feet to an iron pin on Woodville Avenue; thence along Woodville Avenue S. 65 - 03 W. 80 feet to an iron pin, the beginning corner.

The above described property is the same conveyed to the Grantor herein by Deed of Analene C. Gibson, dated October 3, 1961, recorded in the R. M. C. Office for said County and State in Deed Book 683 at page 375. As a part of the consideration for this conveyance the Grantee does hereby expressly assume the indebtedness on that Mortgage executed by Clair J. Smith to C. Douglas Wilson & Co., dated October 3, 1961, recorded in the R. M. C. Office for said County and State in Mortgage Book 870 at page 451, upon which there is a balance due in the sum of \$9,636.54.

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, 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 March in the year of our Lord One Thousand Nine Hundred and Sixty-Two. Signed, Sealed and Delivered in the Presence of State of SOUTH CAROLINA Personally appeared before me

County of GREENVILLE

Genobia Cox

and made oath that s he saw the within named grantor(s) Clair J. Smith

deliver the within written deed, and that she, with John M. Dillard

his sign, seal and as act and deed witnessed the execution thereof.

Sworn to before me this 27th day of ___March the Sh Neure Notary Public for South Carolina

State of South Carolina

RENUNCIATION OF DOWER

County of GREENVILLE

)I, JOHN M. DILLARD

Notary Public, do hereby certify

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unto all whom it may concern, that Mrs. Martha M. Smith

of the within named Clair J. 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 John F. Sanders, Jr., his 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.