

JUL 13 3 11 PM 1965

BOOK 771 PAGE 470

STATE OF SOUTH CAROLINA, }  
County of Greenville

OLLIE FANNINGWORTH  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS That DONALD E. BALTZ, INC.

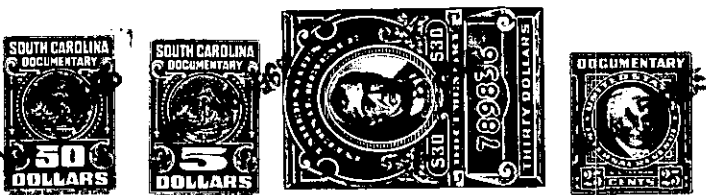
a corporation chartered under the laws of the State of South Carolina and having its principal place of business in Greenville County, State of South Carolina, for and in consideration of the sum of Twenty-seven Thousand Four Hundred (\$27,400.00) - - - - - dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto FRANK W. SMITH, JR.

All that lot of land situate on the southeast side of Pimlico Road, in the city of Greenville, in Greenville County, South Carolina, shown as Lot No. 406 on plat of Section D of Gower Estates, made by R. K. Campbell and Webb Surveying and Mapping Co., May 1964, recorded in the RMC Office for Greenville County, S.C. in Plat Book RR at pages 192 and 193, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Pimlico Road at the joint front corner of Lots 405 and 406 and runs thence along the line of Lot 405 S. 34-36 E. 174.18 feet to an iron pin; thence S. 55-24 W. 120 feet to an iron pin; thence with the line of Lot 407 N. 35-11 W. 186 feet to an iron pin on the southeast side of Pimlico Road; thence with the curve of Pimlico Road (the chord being N. 68-51 E. 52 feet) to an iron pin; thence still along Pimlico Road N. 55-11 E. 68.1 feet to the beginning corner.

This is the same property conveyed to grantor by Conyers & Gower, Inc. by deed recorded May 10, 1965 in deed vol. 773 page 27 of the RMC Office for Greenville County, S.C., and is conveyed subject to restrictions applicable to said property recorded in deed book 753 page 571.



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 premises before mentioned unto the grantee(s) hereinabove named, and the grantee's(s') heirs or successors and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') heirs or successors and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, on this the 13 day of July in the year of our Lord one thousand, nine hundred and sixty-five.

Signed, sealed and delivered in the presence of:

*W. Walter Wilkins*  
*Denobia Coe*

DONALD E. BALTZ, INC. (L.S.)

By *Donald E. Baltz*  
and President

STATE OF SOUTH CAROLINA }  
County of Greenville

PERSONALLY appeared before me the undersigned witness and made oath that ---he saw the grantor by its duly authorized officers sign, seal and as the act and deed of said corporation deliver the within deed, and that ---he, with the other witness, witnessed the execution thereof.

SWORN to before me this 13 day of July A. D., 19 65  
*W. Walter Wilkins* (L.S.)  
Notary Public for South Carolina.

*Denobia Coe*

Recorded July 15th., 1965 At 3:11 P.M. # 1898

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