

TITLE TO REAL ESTATE—Mann, Foster, Ashmore & Brisley, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

AUG 6 3 35 PM '70

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that We, Leon Smith and James S. Smith

in consideration of -----Five Thousand and No/100 (\$5,000.00)----- Dollars,
and assumption of mortgage set out below,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Jack E. Shaw Builders, Inc., its successors and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being on the southwest side of Ray Street, in the County of Greenville, State of South Carolina, being shown and designated as Lot 3 on a plat entitled "Kentland Park", recorded in the RMC Office for Greenville County, South Carolina, in Plat Book XX, at pages 44, and 45, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southwest side of Ray Street, joint front corner of Lots 3 and 4, and running thence with the line of Lot 4 S. 36-52 W. 132.7 feet to an iron pin in rear line of Lot 21; thence with the rear line of Lots 21 and 22 N. 48-06 W. 135.1 feet to an iron pin, joint rear corner of Lots 2, 3, 22 and 23; thence with line of Lot 2 N. 61-33 E. 148.5 feet to an iron pin on the southwest side of Ray Street; thence with the southwest side of Ray Street and following the curve thereof, the chord of which is S. 20-51 E. 13.4 feet, to an iron pin; thence with the southwest side of Ray Street and following the curve thereof, the chord of which is S. 46-41 E. 61.6 feet, to the point of beginning.

This conveyance is made subject to protective covenants, easements and rights-of-way of record.

This being property inherited by the grantors as shown in Probate Court for Greenville County in Apartment 1074, File 22. The grantors also represent the sole heirs-at-law of the decedent Sara T. Smith.

As a part of the consideration herein, the grantee assumes and agrees to pay that certain mortgage in favor of Carolina Federal Savings & Loan Association in the principal amount of \$8,250.00, recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 888, at Page 514, and having a present principal balance due thereon of \$



5.50

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 or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and lawfully defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever

WITNESS the grantor's(s') hand(s) and seal(s) this 18th day of July 19 70.

SIGNED, sealed and delivered in the presence of:

Leon Smith (SEAL)
LEON SMITH

William Richard James

James S. Smith (SEAL)
JAMES S. SMITH

Ollie Farnsworth

(SEAL)

STATE OF SOUTH CAROLINA } PROBATE
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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 18th day of July 19 70.

Ollie Farnsworth (SEAL)
Notary Public for South Carolina.
My commission expires ~~Apr 7, 1979~~ 1-13-80

William Richard James

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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 or 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 18th day of July 19 70.

Donna C. Smith

Ollie Farnsworth (SEAL)
Notary Public for South Carolina.
My commission expires 1-13-80

RECORDED this 6 day of August 19 70, at 3:39 P. M., No. 3056

-161-250-2-15