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TITLE TO REAL ESTATE—Offices of Earle, Bozeman & Grayson, Attorneys at Law, Greenville, S. C.

VOL 973 PAGE 231

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that we, James A. Walden and Jo Ann Walden,

in consideration of Twenty-Nine Thousand and No/100-----(\$29,000.00)----- 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 George Morice Smith and Jane C. Smith, their heirs and assigns forever:

All that certain lot of land lying in the State of South Carolina, County of Greenville, on the eastern side of Carlton Drive, shown as Lot 12 on a plat of Pine Valley Estates, Section I, recorded in the R. M. C. Office for Greenville County in Plat Book MM at page 138 and being further described as follows:

BEGINNING at an iron pin on the eastern side of Carlton Drive at the joint front corner of Lots 11 and 12 and running thence N. 82-55 E. 150 feet to an iron pin; thence N. 7-05 W. 90 feet to an iron pin; thence S. 82-55 W. 150 feet to an iron pin on the eastern side of Carlton Drive; thence along Carlton Drive, S. 7-05 E. 90 feet to the point of beginning; being the same conveyed to us by Truman Black by deed dated June 13, 1969 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 870, at Page 51.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat (s), or on the premises.

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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 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 forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors 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 25th day of April 19 73

SIGNED, sealed and delivered in the presence of:

Jerry L. Taylor  
Mary D. Martin

James A. Walden (SEAL)  
James A. Walden  
Jo Ann Walden (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25th day of April 19 73

Jerry L. Taylor (SEAL)  
Notary Public for South Carolina.  
My Commission Expires: 7-15-80

Mary D. Martin

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 grantor(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 25th day of April 19 73

Jerry L. Taylor (SEAL)  
Notary Public for South Carolina.  
My Commission Expires: 7-15-80

Jo Ann Walden  
Jo Ann Walden

RECORDED this 25th day of April 19 73 at 2:26 P. M. No 30241

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