

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C.
JAN 15 4 49 PM '74
DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Hannah B. Van Ingen

in consideration of Twenty-Eight Thousand Eleven and 73/100-----(\$28,011.73) 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 Randell P. Smith and Ernestine P. Smith, their heirs and assigns forever

All that piece, parcel or lot of land in the State of South Carolina, County of Greenville, Butler Township, being known and designated as lot no. 49 in a subdivision known as Morningside, and being more particularly shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book FF at Page 85, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Estanolle Street, corner of Lot No. 48; thence with the line of said lot, S. 21-51 E. 247.1 feet to a stake in center of a creek; thence up and with the meanders of said creek, a traverse line being N. 65-24 W. 90.3 feet to a stake; thence S. 72-50 W. 85.2 feet to a stake in line of lot no. 50; thence with said lot, N. 15-53 W. 200 feet to an iron pin on said street; thence with said street, N. 79-03 E. 129.8 feet to the beginning.

As a part of the consideration the grantees assume and agree to pay the balance due to Fidelity Federal Savings and Loan Association recorded in Mortgage Book 640 at Page 511 in the R.M.C. Office for Greenville County, the present balance being \$6,888.27.

- 271-277.1-3-3

This is the same property conveyed to James B. Van Ingen and Hannah B. Van Ingen by deed recorded in Deed book 619 at Page 148 in the R.M.C. Office for Greenville County. The said James B. Van Ingen conveyed his undivided one-half interest in the said property to the grantor herein by deed recorded in Deed Book 927 at Page 430 in the R.M.C. Office for Greenville County.

This property is conveyed subject to all restrictions, zoning ordinances, rights of way and easements of record and on the ground which affect said property.

Grantees are to pay 1974 property taxes.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 15th day of January 1974 .

SIGNED, sealed and delivered in the presence of:

Hannah B. Van Ingen (SEAL)
Hannah B. Van Ingen
Donald R. McAlister (SEAL)
Donald R. McAlister (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
PROBATE
Greenville County
Stamp \$ 3.35
Act No. 380 Sec. 1

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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of January 1974 .
Carol B. Bennett (SEAL)
Notary Public for South Carolina
My commission expires: Nov. 19, 1979

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

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, 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
day of 19 .

Notary Public for South Carolina. (SEAL)
My commission expires: _____

RECORDED this day of JAN 15 1974 19 , at M., No. 17314