

TITLE TO REAL ESTATE - Law Offices of Thos. S. C. Brissey, P.A., Greenville, South Carolina
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
4 10 PM '74
DOMINIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that WE, H. K. Smart, Sr. and Vivian B. Smart

in consideration of Twenty-Three Thousand and No/100-----(\$23,000.00)-----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 C. Nathan Bayne and Gaynell L. Bayne, their heirs and assigns forever;

All that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, in Bates Township, near Travelers Rest, South Carolina, known as Lot 79-A on plat of COLEMAN HEIGHTS Subdivision recorded in the RMC Office for Greenville County in Plat Book RR at Page 115, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Tugaloo Road at the corner of Lot 79 and running thence S.15-02 E. 184.3 feet to an iron pin at the corner of Lots 69 and 70; thence S.74-58 W. 99.6 feet to an iron pin on the eastern side of Pinecrest Drive; thence with said Drive, N.14-59 W. 159.3 feet to an iron pin; thence along the curved intersection of Pinecrest Drive and Tugaloo Road on a 25 foot radius to a point on the southern side of Tugaloo Road; thence with said Road, N.74-53 W. 74.3 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is the same property as that conveyed to the Grantors herein by deed recorded in the RMC Office for Greenville County in Deed Book 981 at Page 606.

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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 19th day of June 1974.
SIGNED, sealed and delivered in the presence of:

[Signature] (SEAL)
Rachy H. Rollins (SEAL)
[Signature] (SEAL)
Vivian B. Smart (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 19th day of June 1974.
[Signature] (SEAL)
Notary Public for South Carolina.
My Commission Expires 4/7/79.

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 19th day of June 1974.
[Signature] (SEAL)
Notary Public for South Carolina.
My Commission expires 4/7/79.

RECORDED this _____ day of _____ 19 _____ at JUN 19 1974 M., No. 32496

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