

McKay

State of South Carolina

County of Greenville

GREENVILLE CO. S.C. }
1974 3 20 1974

BOOK 1010 PAGE 463 ✓

For True Unadvised See Affidavit

BOOK 39 PAGE 404

The Citizens and Southern National Bank of South Carolina, Greenville, South Carolina as Executor and Trustee

KNOW ALL MEN BY THESE PRESENTS That under the Will of Frances R. Smith

a corporation chartered under the laws of the ~~State of~~ United States of America

and having ^{one of} its principal place of business at Greenville

in the State of South Carolina

, for and in consideration of the

sum of Ten and No/100-----

-----(\$10.00)----- dollars,
and other valuable consideration

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 F. Dean Rainey, Jr. and Ivy F. Rainey, their heirs and assigns, forever:

ALL of its right, title and interest in and to the following described property: ALL those pieces or parcels of land in Greenville Township, Greenville County, State of South Carolina and in the City of Greenville, situate, lying and being on the east side of McIver Street, being known and designated as Lots 17, 18 and the southern half of Lot 19 of Block B on plat of the property of Forest Hills, made by T. C. Adams, Engineer, September 23, 1936 and recorded in the Office of RMC for Greenville County in Plat Book D at Page 206, more particularly described as follows:

BEGINNING at a point in the center of Lot 19 on the east side of McIver Street, which point is 285.7 feet south of the intersection of McIver and Cleveland Streets and running thence through the center of Lot 19 S. 83-00 E. 247.1 feet to an iron pin in line of property now or formerly of William Schwiers; thence along now or formerly Schwiers' line S. 43-30 W. 146.9 feet to an iron pin in line of Lot 17; thence along line of Lot 17 N. 82-30 W. 153.2 feet to an iron pin on McIver Street; thence along McIver Street N. 6-00 E. 112.5 feet to the point of beginning.

ALSO, all that piece, parcel or lot of land in Greenville Township, Greenville County, South Carolina, being a portion of Unit No. 16, Block "B" of Forest Hills, according to a plat of Forest Hills prepared by T. C. Adams, Engineer, dated September 23, 1936, and recorded in the RMC Office for Greenville County in Plat Book "D", Page 206 and having, according to said plat, the following courses, distances, metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of McIver Street, at the joint front corner of Units Nos. 16 and 17; thence along the joint line of Units Nos. 16 and 17 S. 82-30 E. 153.2 feet to an iron pin at the joint rear corner of Units Nos. 16 and 17; thence along the rear line of Unit No. 16 S. 43-30 W. 12.2 feet to an iron pin; thence N. 79-45 W. approximately 143 feet to an iron pin on the east side of McIver Street; thence along McIver Street N. 6-00 E. 12.5 feet to the point of beginning.

The parcels of land first described above are the same conveyed to Frances R. Smith by deed of R. M. Caine and Calvin F. Teague, dated July 25, 1938, recorded in the RMC Office for Greenville, S. C. in Deed Book 205, Page 259. The second piece of property described above is the same property conveyed to Frances R. Smith by deed of R. M. Caine and Calvin F. Teague dated April 10, 1946 and recorded in the RMC Office for Greenville, S. C. in Deed Book 293, Page 98. The said Frances R. Smith died testate on August 23, 1974 and reference is hereby made to her estate file, which is filed in the Office of Probate Court for Greenville County, S. C. in Apt. 1350, File 5.

This conveyance is subject to all restrictions, zoning ordinances, easements and rights of way of record affecting the above described property.

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