

TITLE TO REAL ESTATE—Prepared by William G. Hall, Attorneys at Law, Greenville, S. C.STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }KNOW ALL MEN BY THESE PRESENTS, that IDA B. THEODOREin consideration of TEN (\$10.00) love and affection Dollars,the receipt of which is hereby acknowledged, have granted, bargain, sold, and released, and by these presents do grant, bargain, sell and release unto BILLIE ANN THEODORE SMITH, reserving unto the grantor a life estate:

All that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, near the corporate limits of the city of Greenville, on the east side of Parkwood Avenue, being shown as Lot "G" on Plat of Hillcrest Section of North Hills, recorded in the RMC Office for Greenville County in Plat Book H at page 136 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the east side of Parkwood Avenue, corner of Lot No. 128, which point is 150 feet south from Hillcrest Drive, and running thence with lines of Lots Nos. 128, 129, A and B, S. 66-21 E. 174 feet to corner of Lot C; thence with the line of said lot S. 13-39 W. 43 feet to corner of Lot H; thence with line of said lot N. 67-06 W. 164.7 feet to Parkwood Avenue; thence with the eastern side of Parkwood Avenue N. 19-17 E. 38.9 feet to a point; thence continuing with said Avenue N. 18-30 E. 28.1 feet to the beginning corner. — 519-187-4-22

This is the same lot conveyed to grantor by William Greene Ashmore, same as W. G. Ashmore, by my lawful Attorney-in-fact, James L. Scott by deed dated July 5, 1943 recorded July 8, 1943 in deed vol. 254 page 418 of the RMC Office for Greenville County, S. C., and is conveyed subject to any existing or recorded restrictions, easements or rights of way or those shown on the plat or on the ground.

ADDRESS:
Billie Ann Theodore Smith
4679 Schirra Court, Oak Forest
Spartanburg, S. C. 29301

subject only to the life estate of the grantor.

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 22 day of February, 19 77.

SIGNED, sealed and delivered in the presence of

Ida B. Theodore (SEAL)

Ida B. Theodore

(SEAL)

William G. Hall

(SEAL)

Dorothy C. Hall

(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 22 day of February, 19 77William G. Hall (SEAL)Notary Public for South Carolina
My commission expires: 11-23-80GRANTOR, A WOMAN
RENUNCIATION OF DOWERSTATE OF SOUTH CAROLINA }
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

day of _____, 19 _____

(SEAL)

Notary Public for South Carolina.
My commission expires _____RECORDED this _____ day of FEB 23 1977, 19 _____, at 9:24 A. M., No. 22232