

Grantee's address: Bessie M. Caldwell, 112 Eastwood Circle, Spartanburg, S. C. 29302

Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, P. A., Attorneys at Law, Greenville, S. C.

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State of South Carolina

TITLE TO REAL ESTATE

GREENVILLE COUNTY

Know All Men by These Presents:

I, Swinton L. Smith

That I, Swinton L. Smith, hereafter referred to as Grantor, in consideration of the sum of One Hundred Thirty and 21/100 (\$130.21) DOLLARS, paid to Grantor by Bessie M. Caldwell and Nancy M. Ruff, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee S all my right, title and interest, the same being a 1/21st interest, in and to the following-described property:

ALL that lot or parcel of land, with the buildings and improvements thereon, containing two and thirty-one-hundredths acres, more or less, situate in the County of Greenville, State of South Carolina, lying and being in the Town of Fountain Inn, more particularly described as follows:

BEGINNING at a stone 3-X on Main Street; thence S. 30-3/4 E. 10.08 to Stone on Railroad; thence S. 63 E. 2.89 to a stone 3-X; thence N. 30-3/4 E. 9.40 to a Stone 3-X; thence N. 59 W. 2.89 to the beginning corner. Less, however, the following conveyances: (1) Deed dated December 21, 1906, from A. S. Peden to James H. Stewart, recorded in Deed Book TTT, page 275, and (2) Deed dated March 21, 1917, from A. S. Peden to J. H. Stewart, recorded in Deed Book 43, page 319.

Being a portion of the property conveyed to A. S. Peden by James A. Cannon by deed dated January 18, 1894, recorded in Deed Book CCC, page 479, on December 6, 1896. The said A. S. Peden deeded said property to his wife, Mamie B. Peden, on July 10, 1926, said deed being recorded in Deed Book 114, page 21. Mamie B. Peden died on March 5, 1976. See Apartment 1429, File 25, office of the Probate Court for Greenville County, S. C.

The property hereby conveyed is shown on the County Block Book as Sheet 344, Block 2. Lot 8.

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TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or pertaining;
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 24th day of May, 1977.

Swinton L. Smith (Seal)
Swinton L. Smith

Signed, Sealed and Delivered in the Presence of

Judith D. Glitcher
Matthe Lee Drummond

Grantor (Seal)

STATE OF SOUTH CAROLINA,
PICKENS
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

24th day of May, 1977

Judith D. Glitcher (Seal)
Notary Public for South Carolina

My Commission expires January 1, 1978

Matthe Lee Drummond

STATE OF SOUTH CAROLINA,
PICKENS
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. *Swinton L. Smith* wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

24th day of May, 1977

Judith D. Glitcher (Seal)
Notary Public for South Carolina

My Commission expires January 1, 1978

Swinton L. Smith

Recorded this _____ day of JUL 19 1977 at 5:00 P. M., No. 2006

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