

GRANTEE'S ADDRESS:  
7 Lester Avenue  
Greenville, S. C. 29609

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Virginia Lazar James

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in consideration of One (\$1.00) Dollar and other valuable consideration

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Larry R. Smith, his heirs and assigns forever:

ALL of my right, title and interest in and to that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in Union Bleachery Village in the County of Greenville, South Carolina, and being more particularly described as Lot No. 4, as shown on a plat entitled "Sub-division for Union Bleachery, Division of Cone Mills Corporation, Greenville, S. C.", made by Piedmont Engineering Service, March 1959, and recorded in the RMC Office for Greenville County in Plat Book QQ at Pages 80 and 81. According to said plat, the within described lot is also known as No. 7 Lester Street (Avenue) and fronts thereon 60.5 feet.

This being the identical property conveyed to the late Marion H. Lazar and the late Cleo D. Lazar by deed of Cone Mills Corporation, recorded on July 23, 1959, in the RMC Office for Greenville County, S. C., in Deeds Book 624, Page 473. The Grantor herein acquired her interest through the respective estates of the late Cleo Day Lazar, Probate Court for Greenville County, S. C., Apartment 1071, File 19; and of the late Marion Herbert Lazar, Probate Court for Greenville County, S. C., Apartment 1364, File 11.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

-235-159-11-4  
(NOTE)

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 24th day of February, 1978.

SIGNED, sealed and delivered in the presence of:

*Virginia Lazar James* (SEAL)  
VIRGINIA LAZAR JAMES (SEAL)

*Bernie B. Thompson*  
*L. D. A. [unclear]*

STATE OF ~~SOUTH CAROLINA~~ FLORIDA  
COUNTY OF ~~GREENVILLE~~ ALLEN

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 24th day of February, 1978.

*Bernie B. Thompson* (SEAL)  
Notary Public for ~~South Carolina~~ Florida

*L. D. A. [unclear]*

My commission expires ~~March 28, 1980~~ MY COMMISSION EXPIRES MARCH, 28 1980

STATE OF SOUTH CAROLINA  
COUNTY OF

RENUNCIATION OF DOWER  
(NOT NECESSARY - 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 or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this  
day of 19

Notary Public for South Carolina.

My commission expires

RECORDED this FEB 28 1978 day of 19, at 9:56 A. M., No. 25251

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