

TITLE TO REAL ESTATE-Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

vol. 1099 - 474

KNOW ALL MEN BY THESE PRESENTS, that I, EUGENE BATES SMITH, JR.

in consideration of THIRTY THREE THOUSAND SIX HUNDRED SEVENTY NINE & 81/100 (\$33,679.81) Dollars,
and assumption of mortgage
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
and release unto LEWIS M. EISENSTADT & ROSA M. EISENSTADT, their heirs and assigns:

All that certain piece, parcel or lot of land lying and being on the southwesterly side of Cleveland Street, in the City of Greenville, State of South Carolina, being known and designated as Lot No. 4 on plat of property of Ruth H. Lynch, as recorded in the RMC Office for Greenville County, South Carolina in Plat Book "XX" at page 71, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southwesterly side of Cleveland Street, said pin being the joint front corner of Lots No. 4 & 5, and running thence with the common line of said lot S. 43-48 W. 175 feet to an iron pin joint rear corner of Lots No. 4 & 5; thence N. 46-12 W. 113 feet to an iron pin, joint rear corner of Lots No. 3 & 4; thence with the common line of said lots N. 43-48 E. 175 feet to an iron pin on the southwesterly side of Cleveland Street; thence with the southwesterly side of Cleveland Street S. 46-12 E. 113 feet to an iron pin the point of beginning.

This is the same lot conveyed to Eugene Bates Smith, Jr. & Betty Childs Smith by Robert W. & Sandra D. Bond by deed dated and recorded 3/5/76 in deed vol. 1032 page 600 of the RMC Office for Greenville County, S. C. and subsequently Betty Childs Smith conveyed her interest to Eugene Bates Smith, Jr. by deed dated 11/3/78 recorded 12/19/78 in deed vol. 1094 page 26. This conveyance is made subject to any restrictions, reservations, zoning ordinances, rights of way or easements that may appear of record, on the recorded plat or on the premises.

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AS A PART OF THE CONSIDERATION FOR THIS CONVEYANCE the grantees herein assume and agree to pay that certain mortgage given by Eugene Bates Smith, Jr. & Betty Childs Smith to Fidelity Federal Savings and Loan Assn. in the original amount of \$50,000 dated and recorded 3/5/76 in mortgage vol. 1361 page 662 of the RMC Office for Greenville County, S. C. on which there is a balance due of \$48,820.19.

GRANTEES' address: 730 Cleveland Street, Greenville, S. C. 29601

together with all and singular the rights, benefits, tenements and appurtenances to said premises here and be in any wise incident or appertaining to have and to hold unto the said grantees, their heirs and assigns forever. And the grantor, his heirs, assigns and the grantor's heirs and assigns do warrant and forever defend all and singular said premises unto the grantees and the grantees' heirs or successors and against every person whomsoever lawfully claiming or to claim the same in any part thereof.

WITNESS the grantor's hand and seal this 29 day of MARCH, 1979.

SIGNED, sealed and delivered in the presence of

Eugene Bates Smith, Jr.
Eugene Bates Smith, Jr.

GCTO

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

I, Eugene Bates Smith, Jr., do hereby appear and make oath that the signature within enclosed is mine, and that I have signed and delivered the within written deed and that I do, with the other witness subscribed hereunto, acknowledge the execution thereof.

Subscribed and sworn to before me this 29 day of March, 1979.

Notary Public for South Carolina
My commission expires 10/10/82

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GRANTOR NOT MARRIED.
RENUNCIATION OF DOWER

I, Eugene Bates Smith, Jr., do hereby appear and make oath that the signature within enclosed is mine, and that I have signed and delivered the within written deed and that I do, with the other witness subscribed hereunto, acknowledge the execution thereof.

Subscribed and sworn to before me this 29 day of March, 1979.

Notary Public for South Carolina
My commission expires 10/10/82

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