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TITLE TO REAL ESTATE--Offices of MANN, ARNOLD & MANN, Attorneys at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

GREENVILLE CO. S. C.



DEC 8 3 32 PM 1950

Know All Men by These Presents:

That I, Stella S. Smith in consideration of the sum of Seventy Two Hundred & No/100 (\$7200.00) - - - - - DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Julian Cowart, his heirs and assigns, forever:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, lying and being on the northern side of Oak Street and being known and designated as Lot No. 3 of the property of J. F. Welborn and J. F. Welborn, Jr. as shown on a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book X, page 113, said plat being a re-subdivision of Lots 1, 2, 3 and 4 of Block "E" of Woodville Heights as shown on a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book L, Pages 14 and 15 and being described according to the first mentioned plat as follows:

BEGINNING at an iron pin on the north side of Oak Street at the joint front corner of Lots Nos. 2 and 3, which iron pin is also 102.5 feet in an easterly direction from the northeast corner of the intersection of Oak Street and Alice Street and running thence along the joint line of Lots Nos. 2 and 3, N. 2-10 E. 176 feet to an iron pin in the line of Lot No. 5, joint rear corner Lots Nos. 2 and 3; thence with the line of Lot No. 5, N. 72-52 E. 61 feet to an iron pin joint corner Lots Nos. 3, 4 and 5; thence S. 3-09 W. 177.4 feet to an iron pin on the north side of Oak Street joint front corner Lots Nos. 3 and 4; thence with the north side of Oak Street, S. 72-52 W. 58 feet to the beginning corner.

This conveyance is subject however to a three foot drainage easement along the eastern side thereof as shown on said plat.

The above described property is the same conveyed to me by J. F. Welborn and J. F. Welborn, Jr. by deed dated August 9, 1950, and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 416, Page 113.

Grantee agrees to pay 1950 taxes.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee(s)' Heirs and Assigns against the grantor(s) and the grantor(s)' Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor(s)' hand and seal this 8th day of December in the year of our Lord One Thousand Nine Hundred and Fifty

Signed, Sealed and Delivered in the Presence of Stella S. Smith (Seal) J. R. Mann (Seal) Richard J. Foster (Seal)

State of South Carolina, Greenville County Personally appeared before me Richard J. Foster

and made oath that he saw the within named grantor(s) Stella S. Smith written deed, and that he, with J. R. Mann sign, seal and as her act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 8th day of December, A. D. 1950 Notary Public for South Carolina

State of South Carolina, Greenville County RENUNCIATION OF DOWER (GRANTOR-WOMAN) Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 Heirs 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 within mentioned and released.

GIVEN under my hand and seal this day of A. D. 19 Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 8th day of December 1950 at 3:32 P. M., No. 29638

127-5-16