

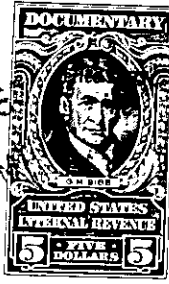
THE STATE OF SOUTH CAROLINA

BOOK 477 PAGE 391

MAY 4 11 13 AM 1953

COUNTY OF GREENVILLE

OLLIE FAIRBURN
R.M.C.



KNOW ALL MEN BY THESE PRESENTS, That I, Frances Stewart Smith,
Individually and as Executrix under the Will of John F. Smith, de-
ceased
in the State aforesaid, in consideration of the sum of Seven Thousand, Five Hundred and
No/100 - - - - - (\$7,500.00) - - Dollars
to me in hand paid at and before the sealing of these presents
by J. Louis Coward

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these pres-
ents do grant, bargain, sell and release unto the said J. Louis Coward, his heirs and
assigns, forever.

All that lot of land situate on the north side of East Hillcrest Drive,
in the City of Greenville, in Greenville County, S. C., being shown
as Lot No. 21 and the western 50 feet of Lot 20, Block "E", on plat
of subdivision known as Highland Terrace, made by Dalton & Neves,
Engineers, August 1928, recorded in the R.M.C. Office for Greenville
County, S. C., in Plat Book "G", at Page 208, and having, according
to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of East Hillcrest Drive,
at joint front corner of Lots 21 and 22 and running thence along the
line of Lot 22, N. 23-30 E. 190 feet to an iron pin; thence N. 66-30 E.
125 feet to an iron pin in the rear line of Lot 20; thence through
Lot 20, S. 23-30 W. 190 feet to an iron pin on the north side of East
Hillcrest Drive; thence along the north side of East Hillcrest Drive,
N. 66-30 W. 125 feet to the beginning corner.

TOGETHER with all the grantor's right and interest in and to that
easement across a strip of land 2.5 feet in width running from the
rear of the above property across property of Edna Babb Tucker and
Mary Tucker to Montclair Avenue (formerly East Fairview Avenue)
which is particularly described in the deed from Edna Babb Tucker
and Mary Tucker to John F. Smith, dated September 19, 1951, record-
ed in the R.M.C. Office for Greenville County, S. C., in Deed Book
442, at Page 159.

The above described property was conveyed to John F. Smith by deeds
of Everett B. Poole and W. N. Leslie and Angeline D. Leslie, dated
April 28, 1948 and February 1, 1950, recorded in the R.M.C. Office
for Greenville County, S. C., in Deed Book 344, Page 404 and Deed
Book 405, Page 337. Thereafter, John F. Smith died testate and by
his last will which is on file in the Office of the Probate Court
for Greenville County, S. C., in Apartment 608, File 28, he devised
the property to his wife, Frances Stewart Smith, the grantor herein,
appointed her as his Executrix and gave her full power and authority
to sell and convey any property owned by him at the time of his
death.

Grantee to pay 1953 taxes.

179-1-28.1 & 29