

State of South Carolina,

Greenville County

BOOK 498 PAGE 251

APR 21 10 43 AM 1953

R. M. C. OFFICE

Know all Men by these presents, That

I, Eva T. Smith, of Greenville County,

in the State aforesaid, in consideration of the sum of

Ten (\$10.00) Dollars and love and affection

Dollars

to me paid by J. E. Smith

in the State aforesaid, 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 J. E. Smith, reserving a life estate to my husband, E. W. Smith and me as hereinafter set out:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Chick Springs Township, being known and designated as the northern portion of Lot No. 2 according to a plat of property of Eva T. Smith prepared by W. A. Hester, L. S., April 2, 1940 and recorded in the R. M. C. office for Greenville County in Plat Book I, at page 152, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Hall Road, joint front corner of Lots 1 and 2, and running thence with the joint line of said lots, S. 70-00 E. 160 feet to an iron pin; thence with the rear line of Lot No. 2, S. 24-00 W. 50 feet to a point, said point being 176.2 feet north of the joint rear corner of Lots 2 and 3; thence along a new line, N. 70-00 W. 155 feet, more or less, to a point on the east side of Hall Road; thence with Hall Road, in a northeasterly direction, 50 feet, more or less, to the beginning corner; being a portion of the property conveyed to Eva T. Smith and E. W. Smith by M. P. Hall by deed dated February 14, 1940 and recorded in the R. M. C. office for Greenville County in Vol. 218, page 229; E. W. Smith conveyed his one-half interest to Eva T. Smith by deed dated August 7, 1940 and recorded in the R. M. C. office for Greenville County in Vol. 224, page 360.

Reserving, however, unto my husband, E. W. Smith and me a life estate in the above described property to enjoy possession thereof and to collect the rents and profits accruing from said property so long as either one of us shall live.

This conveyance is made subject to the mortgage executed by the grantor on August 6, 1953 in favor of First Federal Savings and Loan Association of Greenville, recorded in the R. M. C. office for Greenville County in Mortgage Book 570, at page 314.

RECORDED
APR 21 1953