

FILED
GREENVILLE CO. S. C.
DEC 6 11 34 AM 1958
OLLIE F. WORTH
R. M. C.

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Know All Men by These Presents:

That I, Gus Smith in the State aforesaid,
in consideration of the sum of Forty Six Hundred and Ninety-five (\$4,695.00) 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 James E. Moore, his heirs and assigns,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the South side of Morgan Street in City View, known and designated as Lot # 43 on Plat of Morgan Hills Addition, recorded in the R.M.C. Office for Greenville County, in Plat Book "A" at page 60 and according to said Plat, described as follows:

BEGINNING at a point on Morgan Street, at the joint front corner of Lots Nos. 42 and 43, and running thence with the joint line of said lots S. 74 1/2 E. 200 feet to the joint rear corner of Lots Nos. 42, 43, 62 and 63; thence with the joint line of Lots 43 and 63, N. 82 3/4 E. 60 feet to the joint rear corner of Lots Nos. 43 and 44; thence with the joint line of Lots Nos. 43 and 44, N. 74 1/4 W. 200 feet to Morgan Street; thence with Morgan Street, S. 82 3/4 W. 60 feet to the beginning corner. Being the same lot of land conveyed to the grantor herein, Gus Smith, by Ethel W. Ashworth, on May 27th., 1958, deed recorded in the R.M.C. Office for Greenville County in Vol. 599 at page 165.

NOTE: It is understood by and between the seller and the purchaser that if at any time the payments on the Mortgage become 60 days past due the purchaser, James E. Moore, will deed the property to the grantor herein, thereby eliminating the cost and expense of foreclosing the mortgage. It is further agreed that Mrs. Moore the wife of James E. Moore will voluntarily sign the renunciation of dower on said deed without cost to the said Gus Smith.

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(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(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 2nd. day of December in the year of our Lord One Thousand Nine Hundred and Fifty-eight

Signed, Sealed and Delivered in the Presence of

Gus Smith (Seal)

Thomas A. Jester (Seal)
Thomas A. Jester (Seal)
Thomas A. Jester (Seal)



State of South Carolina,
Greenville County

Personally appeared before me *Thomas A. Jester, Jr.*

and made oath that he saw the within named grantor(s) Gus Smith sign, seal and as his act and deed deliver the within written deed, and that he, with J. Venable Jester, witnessed the execution thereof.

Sworn to before me this 2nd. day of December, A. D. 19 58
Thomas A. Jester (Seal)
Notary Public for South Carolina

Thomas A. Jester, Jr.

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, J. Venable Jester, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Jannice B. Smith wife of the within named Gus Smith 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 James E. Moore, his 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 2nd. day of December, A. D. 19 58
Jannice B. Smith (Seal)
Notary Public for South Carolina

Jannice B. Smith

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 5th day of December, 19 58, at 11:34 P.M., No. 14472
125-1-7