

MAR 9 10 35 AM 1959

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Know All Men by These Presents:

That we, J. M. Clodfelter and James D. Cordell in the State aforesaid, in consideration of the sum of Thirty Five Hundred Seventy Seven and 47/100 (\$3,577.47) DOLLARS, and the assumption by the grantees of that certain mortgage hereinafter more fully described - - to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

\* CLARENCE SMITH AND IDA MAE SMITH, THEIR HEIRS & ASSIGNS FOREVER \*

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as Lot No. 200, Section 2, Oak-Crest Subdivision, as is shown on a plat thereof recorded in the RMC Office for Greenville County, S. C., in Plat Book "GG", Pages 130 & 131, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Texas Avenue, joint corner of Lots 199 and 200, and running thence with Texas Avenue N. 21-09 E., 50 feet to an iron pin; thence continuing with said Avenue, N. 26-31 E., 50 feet to an iron pin at curve of intersection of Texas Avenue and Lynhurst Drive; thence with curve of intersection, the chord of which is N. 15-45 W., 35.4 feet to an iron pin on Lynhurst Drive; thence with Lynhurst Drive, N. 60-48 W., 59.9 feet to an iron pin at joint corner of Lots Nos. 200 and 201; thence with line of Lots 201, S. 29-12 W., 150.8 feet to an iron pin; thence S. 76-27 E., 97.6 feet to the point of BEGINNING.

Grantee to pay 1959 taxes.

AS A PART OF THE CONSIDERATION, the grantees assume and agree to pay the balance (\$8,922.53) on that certain mortgage to Independent Life and Accident Insurance Company recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 719, Page 531.



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 their 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 6th day of March in the year of our Lord One Thousand Nine Hundred and Fifty Nine.

Signed, Sealed and Delivered in the Presence of Marie S. Phillips (Notary Public) and James D. Cordell, J. M. Clodfelter (Grantors).

State of South Carolina, County of GREENVILLE. Personally appeared before me Marie S. Phillips

and made oath that she saw the within named grantor(s) James D. Cordell and J. M. Clodfelter sign, seal and as their act and deed deliver the within written deed, and that she, with Sidney L. Jay witnessed the execution thereof.

Sworn to before me this 6th day of March, A. D., 1959. Marie S. Phillips (Notary Public for South Carolina)

State of South Carolina, County of GREENVILLE. RENUNCIATION OF DOWER. I, Sidney L. Jay Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Hilda G. Cordell and Ms. Ruby E. Clodfelter wife of the within named James D. Cordell and J. M. Clodfelter, respectively, 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 Clarence Smith and Ida Mae Smith, their 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 6th day of March, A. D., 1959. Hilda G. Cordell, Ruby E. Clodfelter (Grantors)

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 9th day of March 1959, at 10:35 a. m., No. 23049

241-1-322