

5M-9-57 TITLE OF REAL ESTATE - Form 137 1/2 - W. A. Seybt & Co., Office Supplies, Greenville, S. C.

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. COUNTY OF GREENVILLE

SEP 22 12 22 PM 1959

Know All Men by These Presents:

That ALTON SMITH and LALA SMITH in consideration of the sum of ... division of estate ... in the State aforesaid, DOLLARS,

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 ORA SMITH and LONA SMITH, their Heirs and Assigns, forever:

All that certain piece, parcel, or tract of land with the buildings and improvements thereon situate, lying and being on the West side of a County road near Fork Shoals in Fairview Township, County of Greenville, State of South Carolina, and being shown and designated as Tract No. 1 on Plat of Property of J. A. Smith, Estate, prepared by Jones and Southerlin, Engineers, September 26, 1958, and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "MM"; at page 63, and having according to said plat the following metes and bounds to-wit:

BEGINNING at a point in the center of the County Road at the joint corner of property now or formerly of Tumblin, and thence along the line of Tumblin S. 66-00 W. 790.7 feet to a red oak; thence continuing along the line of Tumblin N. 86-15 W. 1766.8 feet to an iron pin near a branch; thence S. 2-0 W. 495 feet to an old stone at the corner of property now or formerly of Thompson; thence along the line of Thompson S. 86-15 E. 1428.9 feet to a point; thence continuing with the line of Thompson S. 12-30 W. 490.3 feet to a point; thence S. 52-30 E. 230 feet to a point; thence N. 89-30 E. 467 feet to a point in line of property now or formerly of Goldsmith; thence along the line of Goldsmith N. 54-09 E. 196.8 feet to a point in the center of a County Road; thence with the center of said road; N. 4-47 E. 100 feet to a point; thence continuing with center of said road N. 12-05 E. 100 feet to a point; thence continuing with said road N. 16-29 E. 607.8 feet to a point; thence still with said road N. 18-26 E. 129.1 feet to a point; thence still with said road N. 17-44 E. 430.1 feet to the beginning corner. Grantor, Alton Smith, reserves unto himself and his children the right of use and access to the well located on this property as long as he or his children live on his adjoining property, and share equally in the expense of the well maintenance, either in work or money.

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 22nd day of August in the year of our Lord One Thousand Nine Hundred and Fifty-Nine

Signed, Sealed and Delivered in the Presence of Lizzie Peden, J. C. Sprauve, Alton Smith, Lala Smith

State of South Carolina COUNTY OF GREENVILLE Personally appeared before me Lizzie Peden

and made oath that she saw the within named grantor(s) Alton Smith and Lola Smith sign, seal and as their act and deed deliver the within written deed, and that he, with J. C. Sprauve witnessed the execution thereof.

Sworn to before me this 22 day of Aug, A. D., 19 59 J. C. Sprauve Notary Public for South Carolina Lizzie Peden

State of South Carolina COUNTY OF GREENVILLE RENUNCIATION OF DOWER I, J. C. Sprauve Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Lottie Smith wife of the within named Alton 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 Ora and Lona 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 22 day of Aug, A. D., 1959 J. C. Sprauve Notary Public for South Carolina Mrs. Lottie Smith

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ P. Recorded this 22nd day of September 19 59 at 12:22 M., No. #9189

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