

STATE OF SOUTH CAROLINA,
County of GREENVILLE JAN 5 11 37 AM 1960

KNOW ALL MEN BY THESE PRESENTS That FIDELITY COMPANY, INC.,
a corporation chartered under the laws of the State of South Carolina and having its principal place of business at
Greenville, in the State of South Carolina, for and in consideration of the
sum of One and No/100ths (\$1.00) Dollar, and assumption of the mortgage ~~dollars~~
indebtedness recited below
to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt
whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and
release unto BROADUS R. SMITH:

All that piece, parcel or lot of land, with the improvements thereon, situate,
lying and being in or near Greenville, in the County of Greenville, South
Carolina, and being more particularly described as Lot No. 40 as shown on plat
entitled Subdivision for Abney Mills, Poinsett Plant, Greenville, South Carolina,
made by Pickell & Pickell, Engineers, Greenville, S.C., March 5, 1959, and re-
corded in the Office of the R.M.C. for Greenville County in Plat Book No. QQ at
page 51. According to said plat the within described lot is also known as No.
3 Owens Street and fronts thereon 46.7 feet.

This is the identical property conveyed to the grantor herein by deed of Lloyd
S. Weaver, duly recorded in the R.M.C. Office for Greenville County, South
Carolina.

The grantee herein assumes and agrees to pay the balance due on that certain
mortgage given by Lloyd S. Weaver to Greer Federal Savings and Loan Association,
dated April 27, 1959, in the original amount of \$3,225.00, and recorded in the
R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 785 at
page 177.

This conveyance is made subject to the reservations, exceptions and restrictions
contained in the deed from Abney Mills to Floyd S. Weaver, dated April 14, 1959,
and recorded in the R.M.C. Office for Greenville County, South Carolina, in
Deed Book 624 at page 90.

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 premises before mentioned unto the grantee(s) hereinabove named, his
successors, heirs and assigns forever.
And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular
the said premises unto the grantee(s) hereinabove named, and his successors, heirs and assigns,
against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.
In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to
be subscribed by its duly authorized officers,
on this the 23rd day of December in the year of our Lord one thousand, nine hundred and
fifty-nine and in the one hundred and eighty-fourth year of the
Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:
Thomas K. Johnstone, Jr.
Fred D. Cox, Jr.
FIDELITY COMPANY, INC. (L.S.)
By *Alester G. Furman, Jr.*
and *Alester G. Furman, III.*
President
Secretary

STATE OF SOUTH CAROLINA,
County of GREENVILLE
PERSONALLY appeared before me Thomas K. Johnstone, Jr. and made oath that he
saw Alester G. Furman, Jr. as President and Alester G. Furman, III.
as Secretary of Fidelity Company, Inc.,
a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate
seal and as the act and deed of said corporation deliver the within written deed, and that he, with Fred D. Cox,
Jr., witnessed the execution thereof.

SWORN to before me this 23rd day
of December A. D., 1959.
Fred D. Cox, Jr. (L.S.)
Notary Public for South Carolina.
Thomas K. Johnstone, Jr.
Recorded January 5th, 1960, at 11:37 A.M. #19092