

JUN 27 1960 A.M.

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

BOOK 653 PAGE 243

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

Mrs. Lillie Mae Smith, All Her by These Presents:

R. L. C.

That I, Frank P. Smith in consideration of the sum of Three Hundred Fifty & no/100 (\$350.00) 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 Lloyd A. Benner, his heirs or assigns:

All that certain piece, parcel or lot of land, lying and being in Austin Township, Greenville County, State of South Carolina, located on the west side of dirt road, east of the Town of Simpsonville, being known and designated as lots 26 and 27, 1/2 of each lot as described below, on a plat of property of the D. N. Mayfield Estate, plat thereof made by J. Q. Bruce, Eng. on November 4, 1952 and recorded in Plat Book "CC" at page 199 in the Greenville County RMC Office, Courses and distances, metes and bounds as shown below, and it is conveyed subject to the following restrictions, 1- That no house or other building shall be erected any closer than 40 feet to the street or road on which the property fronts; 2- That no junk yards shall be placed on the property, nor any alcoholic beverages sold thereon. BEING MORE FULLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin on the west side of Fowler Road, joint corner with Lot No. 13, and running thence along line of lot No. 13, 12 and 11, N. 21-05 W. 172 feet to an iron pin, thence S. 68-55 W, 50 feet to an iron pin; thence S12-40 E 163 feet to an iron pin on the west side of street, thence along said street N69-41 W 135 feet to the beginning corner.

The above lot is the same conveyed to Frank P. Smith by Paul L. Smith by deed recorded in Deed Book 548 at page 27 in the Greenville County RMC Office.



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 16th day of June in the year of our Lord One Thousand Nine Hundred and Sixty

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of T. M. Bruce and Lawrence Knighton.

Handwritten signature of Frank P. Smith with a seal, followed by four lines for additional seals.

State of South Carolina

COUNTY OF Greenville

Personally appeared before me Lawrence Knighton

and made oath that he saw the within named grantor(s) Frank P. Smith sign, seal and as his act and deed deliver the within written deed, and that he, with T. M. Bruce witnessed the execution thereof.

Sworn to before me this 16th day of June, A. D., 19 60. Handwritten signature of Thomas M. Bruce, Notary Public for South Carolina.

Handwritten signature of Lawrence Knighton.

State of South Carolina

COUNTY OF Greenville

RENUNCIATION OF DOWER

I, Thomas M. Bruce, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Lillie Mae Smith wife of the within named Frank P. 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 Lloyd A. Benner, 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 16th day of June, A. D., 19 60. Handwritten signature of Thomas M. Bruce, Notary Public for South Carolina.

Handwritten signature of Lillie Mae Smith.

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 27th day of June 19 60, at 10:00 A.M. M. No. 65

Handwritten notes: 560.1-8-15.1 OUT OF 560.1-8-15 + PT. OF 560.1-8-15.1 OUT OF 560.1-8-16