

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

JUN 14 2 30 PM 1961

Know All Men by These Presents:

That We, John Henry Hodgson and Nancy C. Hodgson

in consideration of the sum of One Thousand, Eight Hundred, Sixty-One & 47/100 in the State aforesaid, and assumption of mortgage indebtedness set forth below 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 Smith and Marian Smith, their heirs and assigns forever

All that piece, parcel or tract of land situate, lying and being in Greenville County, State of South Carolina, being known and designated as Lot No. 18 on plat of property of Chestnut Hills, recorded in the R. M. C. Office for Greenville County in Plat Book "GG", page 35, and being more particularly shown on plat of property of John Henry Hodgson and Nancy C. Hodgson, dated September 4, 1957, prepared by R. K. Campbell, Surveyor, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Butternut Drive at the joint front corner of Lots 18 and 19, which iron pin is 169 feet east of Farmington Road, and running thence along the joint line of said lots, N 11-39 E. 138.25 feet to an iron pin, (Joint rear corner of Lots 18 and 19) on the northern side of a five foot utility easement; thence along the rear line of Lot 18 and the northern side of said utility easement, S. 82-05 E. 60 feet to an iron pin, joint rear corner of Lots 17 and 18; thence turning and running along the joint line of said lots, S. 7-46 W. 146.8 feet to an iron pin on the northern side of Butternut Drive, joint front corner of Lots 17 and 18; thence along the northern side of Butternut Drive, N. 74-48 W. 70 feet to the point of beginning, being the same property conveyed to the grantors herein by deed of Chestnut Hills, Inc. dated September 6, 1957 and recorded in the R. M. C. Office for Greenville County in Deed Book 583, at page 521.

As a part of the consideration for this conveyance, the grantees herein expressly assume and agree to pay the balance due on that certain note and mortgage executed by John Henry Hodgson and Nancy C. Hodgson to General Mortgage Co. in the original amount of \$14,400.00 dated September 6, 1957 and recorded in Mortgage Book 724, page 1, the present balance due being \$13,238.53.

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 s and seal s this 13th day of June in the year of our Lord One Thousand Nine Hundred and Sixty-One.

Signed, Sealed and Delivered in the Presence of

[Signatures of John Henry Hodgson and Nancy C. Hodgson with seals]



State of South Carolina, Greenville County

Personally appeared before me B. D. Pittinger

and made oath that he saw the within named grantor(s) John Henry Hodgson and Nancy C. Hodgson sign, seal and as their act and deed deliver the within written deed, and that he, with Lyn C Nobles witnessed the execution thereof.

Sworn to before me this 13 day of June, 1961. James W. Wilson, Jr. (Seal) Notary Public for South Carolina Alabama My commission expires:

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, James W. Wilson, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Nancy C. Hodgson wife of the within named John Henry Hodgson 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 Smith and Marian 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 13 day of June, 1961. James W. Wilson, Jr. (Seal) Notary Public for South Carolina Alabama My commission expires: 14th day of June 1961

[Signature of Nancy C. Hodgson]

Recorded this 14th day of June 1961, at 2:30 P.M., No. #30877

102-2-77