

SEP 10 4 18 PM 1963

310 McCarter

BOOK 731 PAGE 576

STATE OF SOUTH CAROLINA }
COUNTY OF

OLLIE F. NORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that We, H. M. Smith and Willie Mae Palmer Smith

in consideration of Eleven Thousand, Eight Hundred Thirty-two (\$11,832.39) & 39/100--Dollars, and assumption of mortgage the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto L. Benjamin and Eliza A. Jumper, and their heirs and assigns, forever:

All that piece, parcel or lot of land, with improvements thereon, situate, lying and being in Butler Township, Greenville County, State of South Carolina, on the southern side of McCarter Avenue, and being shown and designated as Lot No. 45, on plat of Lake Forest Heights, Section 1, recorded in Plat Book GG, at page 153, RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of McCarter Avenue, joint front corner of Lots 44 and 45, and running thence with the line of Lot 44, S. 8-10 E. 192.9 feet to iron pin; thence N. 81-19 W. 115.1 feet to pin in center of drainage easement; thence with the center of said drainage easement and line of Lot 46, N. 3-10 W. 192.2 feet to pin on McCarter Avenue; thence with the southern side of said Avenue, N. 81-50 E. 115 feet to the point of beginning.

This conveyance is made subject to restrictions recorded in Book 539, page 123, RMC Office for Greenville County, S. C.

As a part of the consideration for this conveyance, the grantees assume and agree to pay the balance of the installments due on the loan made on this property by Fidelity Federal Savings and Loan Association of Greenville, South Carolina, recorded in Mortgage Book 76B, page 379, RMC Office for Greenville County.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s)' heirs or successors 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 10 day of September 1963.

SIGNED, sealed and delivered in the presence of:

S. H. Hollowell
Clarence E. Clay

W. M. Smith (SEAL)
Willie Mae Palmer Smith (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 10 day of September 1963.

Clarence E. Clay Jr. (SEAL)
Notary Public for South Carolina.

S. H. Hollowell

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 10 day of September 1963.

Clarence E. Clay Jr. (SEAL)
Notary Public for South Carolina.

Willie Mae Palmer Smith

RECORDED this 10th day of September 1963 at 4:18 P. M., No. 7693

271-276-3-132