

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

FEB 24 2 40 PM 1964

OLLIE KNOW-WORTH R.M.S. All Men by These Presents:

That I, Morris F. Smith

in consideration of the sum of Nine Hundred and no/100 (\$900.00) - - - - - 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 receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Martha C. Nivens and James H. Nivens, their heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, being shown and designated as Lot No. 13 on Plat of property of Morris F. Smith, Plat of which is recorded in the R. M. C. Office in Plat Book KK, Page 137, and according to said Plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Oak Drive, joint front corner of Lots No. 12 and 13, and running thence with the line of said lots, N. 70-45 E. 249.2 feet to an iron pin; thence N. 19-15 W. 100 feet to an iron pin; thence with the rear line of Lots No. 14 and 15, S. 70-45 W. 249.2 feet to an iron pin on the East side of Oak Drive; thence with Oak Drive, S. 19-15 E. 100 feet to the point of BEGINNING.

This being the same property conveyed to the Grantor by Deed recorded in Deed Book 690, Page 536.



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 February in the year of our Lord One Thousand Nine Hundred and Sixty-Four.

Signed, Sealed and Delivered in the Presence of

C. Victor Pyle, Jr.
Billie T. Farr

Morris F. Smith (Seal)
(S Seal)
(S Seal)
(S Seal)
(S Seal)

State of South Carolina, Greenville County

Personally appeared before me Billie T. Farr

and made oath that s he saw the within named grantor(s) Morris F. Smith sign, seal and as his act and deed deliver the within written deed, and that s he, with C. Victor Pyle, Jr. witnessed the execution thereof.

Sworn to before me this 22nd day of February, A. D. 1964
C. Victor Pyle, Jr. (Seal)
Notary Public for South Carolina

Billie T. Farr

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, C. Victor Pyle, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Jessie Mae B. Smith wife of the within named Morris F. 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 James H. Nivens and Marcha C. Nivens, 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 22nd day of February, A. D. 1964
C. Victor Pyle, Jr. (Seal)
Notary Public for South Carolina

Jessie Mae B. Smith

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 24th day of February 1964, at 2:40 P. M., No. 23941

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