

TITLE TO REAL ESTATE—Offices of Earle, Bozeman & Grayson, Attorneys at Law, Greenville, S. C.

MAY 13 11 29 AM '69

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } OLLIE FARNSWORTH
R.H.C.

County Stamps Paid 184.40
See Act No.380. Section 1

KNOW ALL MEN BY THESE PRESENTS, that we, Gerald F. Ellis and Ruth B. Ellis,

in consideration of Three Thousand, Six Hundred Forty-Seven and 60/100 (\$3,647.60)-----Dollars,
and the assumption of the mortgage set out below
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Earl J. Smith and Catherine B. Smith, their heirs and assigns forever:

All that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, being known and designated as Lot No. 32 of a subdivision known as McSwain Gardens as shown on plat thereof prepared by C. O. Riddle, L. S., dated July 1954, and recorded in the R. M. C. Office for Greenville County in Plat Book GG at Page 75, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Astor Street, joint front corner Lots Nos. 31 and 32 and running thence with the joint line of said lots, N. 13-12 W. 150.1 feet to an iron pin, the joint rear corner Lots Nos. 31 and 32; thence with the rear line of Lot No. 32, N. 78-23 E. 100 feet to an iron pin, the joint rear corner Lots Nos. 32 and 33; thence with the joint line of said lots, S. 13-12 E. 147.4 feet to an iron pin on the northern side of Astor Street, joint front corner Lots Nos. 32 and 33; thence with the northern side of said street, S. 76-48 W. 100 feet to the point of beginning; being the same conveyed to us by Harold P. Parker by deed dated February 17, 1969 and recorded in the R. M. C. Office for Greenville County in Deed Vol. , at Page

The grantees herein expressly assume and agree to pay the balance due on a certain note and mortgage executed by the grantors on February 17, 1969 in the original sum of \$ 19,800.00 in favor of First Federal Savings and Loan Association of Greenville, recorded in the R. M. C. Office for Greenville County in Mortgage Book 1117, at Page 359, on which there is a balance due of \$ 19,636.32.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat (s), or on the premises.



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 12th day of May 19 69

SIGNED, sealed and delivered in the presence of:

Mary D. Martin
Joseph H. Earle, Jr.

Gerald F. Ellis (SEAL)
Ruth B. Ellis (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 12th day of May 19 69

Joseph H. Earle, Jr. (SEAL)
Notary Public for South Carolina. MY COMMISSION EXPIRES
JANUARY 1, 1970

Mary D. Martin

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

I, the undersigned Notary Publ'c, 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 12th

day of May 19 69
Joseph H. Earle, Jr. (SEAL)
Notary Public for South Carolina. MY COMMISSION EXPIRES
JANUARY 1, 1970

Ruth B. Ellis
Ruth B. Ellis

RECORDED this 13 day of May 19 69 at 11:29 A. M., No. 27122