

JAN 28 3 08 PM '70

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. H. C.

KNOW ALL MEN BY THESE PRESENTS, that LEONARD S. SMITH AND MARGARET S. SMITH

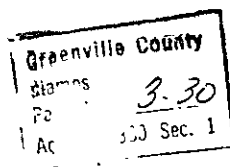
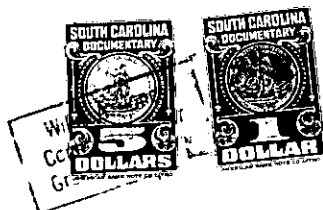
in consideration of Two Thousand Seven Hundred and no/100 ----- (\$2,700.00) -- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

S. & J. REALTY CO., INC., its successors and assigns forever;

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, known and designated as Lot No. 78 and 79, as shown on a plat of the subdivision of AVONDALE FOREST, (Section II), recorded in the R. M. C. Office for Greenville County in Plat Book BBB at Page 36.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 23rd day of January 19 70.

SIGNED, sealed and delivered in the presence of:

Leonard A. Smith (SEAL)
LEONARD A. SMITH
Margaret S. Smith (SEAL)
MARGARET S. SMITH
Pearl M. Sawyer (SEAL)
Joe H. Collins Jr. (SEAL)

STATE OF SOUTH CAROLINA }
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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)' 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 23rd day of January 19 70.

Fred M. Dault (SEAL)
Notary Public for South Carolina. My Commission Expires 1/1/1971
Joe H. Collins Jr.

STATE OF SOUTH CAROLINA }
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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)' 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

23rd day of January 19 70.
Fred M. Dault (SEAL)
Notary Public for South Carolina. My Commission Expires 1/1/1971
Margaret S. Smith
My commission expires:
RECORDED this 28th day of January 19 70 at 3:08 P. M., No. #16785

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