

TITLE TO REAL ESTATE-Offices of HILL AND JAMES, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FEB 6 3 04 PM '70
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that Frank S. Smith -----

in consideration of One and No/100 (\$1.00) Love and Affection----- 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 Walter F. Smith, his heirs and assigns forever:

ALL that piece, parcel or lot of land situate lying and being on the western side of Hyde Circle in the town of Mauldin, County of Greenville, State of South Carolina and known and designated as Lot #26 of a subdivision of property of Frank S. Smith, et. al., plat of which is dated April 26, 1961 and prepared by R. K. Campbell, revised August, 1954 and April, 1959 and according to said plat has the following metes and bounds to-wit:

BEGINNING at an iron pen on the western side of iron pen, which iron pen is 110 feet north from the intersection of Hyde Circle and Pleasant Drive at the joint front corner of lots #26 and #27 and running thence with the joint line of said lots S. 62-10 W. 147.8 feet to an iron pen; running thence N. 42-15 W. 80.3 feet to an iron pen in the side lines of Lot #25; running thence with Lot #25 N. 46-59 W. 120.4 feet to an iron pen on the western side of Hyde Circle; running thence with the western side of said circle S. 44-21 E. 115 feet to an iron pen, point of beginning.

This property is conveyed subject to easements and restriction if any of record.

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 4th day of February 1970

SIGNED, sealed and delivered in the presence of:

Carol H Maddox (SEAL) Frank S Smith (SEAL)
William B Jones (SEAL) _____ (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 4th day of February 1970

William B Jones (SEAL) Carol H Maddox
Notary Public for South Carolina
My Commission Expires: June 13, 1979

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

4th day of February 1970 Sara M Smith
William B Jones (SEAL)

My Commission Expires: June 13, 1979
RECORDED this 6th day of February 1970 at 3:04 P. M. No. #17458

MB-1-1-53
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