

WHEREAS, Fred N. Hinson did by deed recorded in Deed Book 881 at page 313 convey Lot #39 of Elletson Acres to Rebecca H. Smith, the same was of no effect since the grantor did not own said lot and his intention was to deed Lot #38, which is being conveyed herein KNOW ALL MEN BY THESE PRESENTS that Fred N. Hinson in consideration of One and 00/100 (\$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 Rebecca H. Smith, her heirs and assigns forever,

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the western side of Arbutus Trail, in the City of Greenville, being shown and designated as Lot 38 on plat of Elletson Acres, recorded in Plat Book EE at Page 161, in the R. M. C. Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Arbutus Trail, joint front corner of Lots 37 and 38, and running thence with line of Lot 37, N. 85-53 W. 172.3 feet to pin on branch; thence with branch as a line N. 24-37 E. 130 feet to pin at rear corner of Lot 39; thence with line of Lot 39, S. 71-13 E. 135 feet to pin on Arbutus Trail; thence with the western side of Arbutus Trail, S. 28-41 W. 30.6 feet to pin; thence continuing 6-46 W. 64.4 feet to the point of beginning.

This deed is made subject to any restrictions and easements that may appear of record, on the recorded plat, 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 22nd day of January 1970.

SIGNED, sealed and delivered in the presence of:

Ulura J. Brown (SEAL)

Fred N. Hinson (SEAL)

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

SWORN to before me this 22nd day of January 1970.

Novothy L. Whit (SEAL)
Notary Public for South Carolina.

My Commission Expires October 18, 1977

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 22nd day of January 1970.

Notary Public for South Carolina.

Ann L. Henson (SEAL)

RECORDED this 1st day of April 1970, at 2:39 P. M., No. #21468

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