

TITLE TO REAL ESTATE--Prepared by RAINNEY, FANT & HOBBS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

McKay
Nov 5 11:00 AM '70
GREENVILLE CO. S. C.
JELIE FARNSWORTH
R. M. C.

Know All Men by These Presents:

That --We, Floyd H. Smith and Olfria L. Smith----- in the State aforesaid,
in consideration of the sum of --Thirteen Thousand, Eight Hundred and No/100----- DOLLARS,
(\$13,800.00)

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 George W. Eddleman and Clara Motte Eddleman, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon situate on the north side of Westminister Drive (formerly known as Augusta Drive East) in the City of Greenville, in Greenville County, South Carolina, being shown as Lot 18 and a triangular strip of Lot 17 on plat of Augusta Circle, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book F at Page 23, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Westminister Drive at the joint front corner of Lots 18 and 19 and runs thence along the line of Lot 19 N. 21-35 E. 149.8 feet to an iron pin; thence N. 60-14 W. 50.5 feet to an iron pin at the joint rear corner of Lots 17 and 18; thence through Lot 17 S. 31-16 W. 152.2 feet to an iron pin on the north side of Westminister Drive; thence along Westminister Drive S. 48-44 E. to an iron pin at the joint front corner of Lots 17 and 18; thence continuing along Westminister Drive in an easterly direction 50.1 feet to the beginning corner.

This is the same property conveyed to the grantors herein by deed of Kenneth P. Conroy and Helen V. Conroy, dated March 12, 1969, recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 864, Page 74.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and rights of way, if any, affecting the above described property.

The Grantees are to pay 1970 Taxes.

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 5th day of November in the year of our Lord One Thousand Nine Hundred and Seventy.

Signed, Sealed and Delivered in the Presence of

Shirley R. Jameson
Patrick C. Fant

Floyd H. Smith
Floyd H. Smith

Olfria L. Smith

Olfria L. Smith

Greenville County
Stamps
Paid \$ 15.40
Act No. 380 Sec. 1



State of South Carolina,
Greenville County

Personally appeared before me Shirley R. Jameson

and made oath that s he saw the within named grantor(s) Floyd H. Smith and Olfria L. Smith sign, seal and as their act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 5th day of November, A. D. 19 70

Patrick C. Fant (Seal)
Notary Public for South Carolina
My Commission Expires: 4/17/79

Shirley R. Jameson



State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Olfria L. Smith wife of the within named Floyd H. 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 George W. Eddleman and Clara Motte Eddleman 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 5th day of November, A. D. 19 70

Patrick C. Fant (Seal)
Notary Public for South Carolina
My Commission Expires: 4/17/79

Olfria L. Smith
Floyd H. Smith



519-215-2-5