

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

FILED  
GREENVILLE CO. S. C.  
FEB 16 10 22 AM '71  
OLLIE FARNSWORTH  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, M. L. Lanford, Jr.,

in consideration of ---Six Thousand Five Hundred Twelve and 85/100-----(\$6,512.85)----- Dollars,  
and assumption of mortgage as 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 Genevieve M. Smyth, her heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot # 58, Hudson Road, Pelham Estates, Section I, according to a plat prepared by C. O. Riddle, Registered Surveyor, dated July, 1966, and being recorded in the R. M. C. Office for Greenville County in Plat Book PPP at page 29, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Hudson Road, joint front corner of Lots Nos. 57 and 58 and running thence S. 58-05 E. 200 feet to an iron pin; thence running S. 31-55 W. 180 feet to an iron pin; thence running S. 58-05 W. 200 feet to an iron pin on the Eastern side of Hudson Road; thence with said Road N. 31-55 E. 180 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.

As a part of the Consideration herein the grantee agrees to assume and pay the balance due on a mortgage to Fidelity Federal Savings & Loan Association, recorded in the R. M. C. Office for Greenville County in Mortgage Book 1129 at Page 447, and having a current balance of \$38,987.15.



7.70

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 16 day of February, 19 71.

SIGNED, sealed and delivered in the presence of:

M. L. Lanford Jr. (SEAL)

Judy H. Eller  
Z. Henry Philpotts

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

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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(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 16 day of February, 19 71

Z. Henry Philpotts (SEAL)  
Notary Public for South Carolina.  
My Commission Expires: 12/16/80

Judy H. Eller

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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(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

16 day of February, 1971

Z. Henry Philpotts (SEAL)  
Notary Public for South Carolina.  
My Commission Expires: 12/16/80

Mary M. Lanford

RECORDED this 16th day of February 19 71 at 10:22 A. M., No. #18851

200-5436-1-55