

GREENVILLE CO. S. C.

TITLE TO REAL ESTATE—Prepared by WILLIAM D. RICHARDSON, Attorney at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA

JAN 4 4 48 PM '72

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that we, Earl J. Rathburn and Janice C. Rathburn,

in consideration of Two Thousand Five Hundred and No/100 (\$2,500.00) ----- Dollars,
and assumption of mortgage 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 Frank D. Smith, and Gurline H. Smith, Their Heirs and Assigns Forever:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as all of Lot No. 94 and portions of Lots Nos. 95, 99 and 100 as shown on a plat of Dixie Heights Subdivision of record in the Office of the RMC for Greenville County in Plat Book H, Page 46, and being more specifically shown on a plat of Resubdivision of Portion of Dixie Heights for John A. Carson of record in the Office of the RMC for Greenville County in Plat Book W, Page 143, and having, according to said latter plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeastern side of Lowndes Avenue at the corner of Lot No. 93, 324 feet Northeast from the intersection of Lowndes Avenue and Lowndes Hill Road, running thence along the Southeastern side of Lowndes Avenue, S. 45-12 W. 60 feet to an iron pin at the corner of Lot No. 95 of the John A. Carson plat; running thence along Lot No. 95, S. 46-48 E. 221.8 feet to an iron pin in the line of Lots 99 and 100; running thence S. 45-12 W. 60 feet to an iron pin in the line of Lot No. 96; running thence along Lot 96, S. 46-48 E. 6.25 feet to an iron pin on the Northern side of Lowndes Hill Road; running thence along said road, S. 83-00 E. 140.1 feet to an iron pin at the Northwestern corner of the intersection of Old and New Lowndes Hill Road; running thence along the Northwestern side of Old Lowndes Hill Road, N. 48-31 E. 36 feet to an iron pin at the rear corner of Lot No. 93; running thence along Lot 93, N. 46-48 W. 340 feet to the point of beginning.

The Purchaser herein specifically assumes and agrees to pay that certain mortgage given by the Grantors to Nora P. Dill dated May 10, 1969, in the original amount of \$6,978.71, recorded May 19, 1969, in the Office of the RMC for Greenville County in R. E. M. Book 1126, Page 123.

This conveyance is made subject to all easements, restrictions and rights-of-way which may affect the property hereinabove described.



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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 31st day of December, 1971

SIGNED, sealed and delivered in the presence of:

Earl J. Rathburn (SEAL)
Janice C. Rathburn (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 31st day of December 1971

W.D. Richardson (SEAL)
Notary Public for South Carolina.

My Commission Expires 12/16/80

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 31st day of December 1971
W.D. Richardson (SEAL)
Notary Public for South Carolina. 12/16/80

Janice C. Rathburn

RECORDED this 4th day of January 1972 at 4:48 P. M., No. #18168

519-193.1-5-36