

TITLE TO REAL ESTATE - Prepared by WILLIAM I. BOUTON, Attorney at Law, Greenville, S. C.

FEB 13 1 17 PM '72

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. O.

KNOW ALL MEN BY THESE PRESENTS, that EVELYN S. KENT AND GUYNELL S. GARDO

in consideration of THREE AND NO/100THS (\$3.00)-----Dollars,

AND LOVE AND AFFECTION FOR THE GRANTEE HEREIN;
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto VIVIAN S. SMITH, HER HEIRS AND ASSIGNS:

ALL our right, title and interest in and to that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near Greenville, in the County of Greenville, South Carolina, and being more particularly described as Lot No. 38, Section 1, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina", made by Dalton & Neves, Engineers, Greenville, South Carolina, February, 1959, and recorded in the Office of the RMC Of Greenville County in Plat Book QQ at Page(s) 56 to 59. According to said plat the within described lot is also known as No. 33 Jones Street and fronts thereon 55 feet.

THIS being the same property conveyed to Guy T. Smith and Vivian S. Smith by deed dated May 12, 1959. Said deed being duly filed in the RMC Office for Greenville County in Deed Book 627 at Page 337. The said Guy T. Smith died intestate on February 24, 1963, leaving as his sole heirs at law his wife, Vivian S. Smith and two children, Evelyn S. Kent and Guynell S. Gardo, as will appear in the records of the Probate Court for Greenville County, South Carolina.

THIS conveyance is made subject to any and all restrictions or easements that may appear of record, on the recorded plat or on the premises.

and they with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining, 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(s) hereby bind the grantor(s) and the grantee(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 law-
fully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)'s hand(s) and seal(s) this 7th day of FEBRUARY 19 72.

SIGNED, sealed and delivered in the presence of:

Richard S. Hunt (SEAL)
Guynell S. Gardo (SEAL)
Andra C. Brewster (SEAL)
William I. Bouton (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 7th day of FEBRUARY 19 72.

William I. Bouton (SEAL) *Andra C. Brewster*
Notary Public for South Carolina

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER (FEMALE GRANTORS)
COUNTY OF }

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 re-
linquish 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

day of 19

(SEAL)
Notary Public for South Carolina

RECORDED this 15th day of February 19 72 at 1:17 A. M. No 21932