

FILED
TITLE TO REAL ESTATE - Mann, Esq. Attorney at Law, Greenville, S. C.
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA | APR 22 10 30 AM '74
COUNTY OF GREENVILLE | BOBBIE S. LAMBERT, CLERK

VCL 931 00000

KNOW ALL MEN BY THESE PRESENTS, that I, GUS SMITH

in consideration of Fourteen Thousand Five Hundred and no/100 (\$14,500.00) ----- 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 ANN G. PINSON, her heirs and assigns, forever:

All that piece, parcel or lot of land lying, being and situate on the Northwest Corner of Perry Avenue and Leach Street, in the City and County of Greenville, State of South Carolina, and being the major portion of Lot No. 16, as shown on Plat prepared by Wm. A. Hudson, D.S., dated May 20, 1905, and recorded in the Office of the R.M.C. for Greenville County, S.C., in Plat Book "A", at Page 110, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest corner of Perry Avenue and Leach Street and running thence along the western side of Leach Street N. 18 1/2 E. 150 feet to an iron pin; thence N. 71 1/2 W. 100 feet to an iron pin; thence S. 18 1/2 W. 150 feet to an iron pin on the Northern side of Perry Avenue; thence running with the said Perry Avenue S. 71 1/2 E. 100 feet to the beginning corner.

This being the identical property conveyed to grantor herein by deed recorded in the Office of the R.M.C. for Greenville County, S.C. in Deed Book 343, at Page 83.

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



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 grantees, and the grantees' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees, and the grantees' heirs or successors and assigns against the grantor(s) and the grantor(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 19th day of April 1974.

SIGNED, sealed and delivered in the presence of *Gus Smith* (SEAL) GUS SMITH

John B. Mann (SEAL)
Frances R. Leutke (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)' 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 19th day of April 1974.

Frances R. Leutke (SEAL)
Notary Public for South Carolina
My commission expires: 11/23/80
John B. Mann (SEAL)

STATE OF SOUTH CAROLINA | RENUNCIATION OF DOWER
COUNTY OF GREENVILLE |

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 grantor(s) and the grantor(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 19th day of April 1974.
Frances R. Leutke (SEAL)
Notary Public for South Carolina
My commission expires: 11/23/80
Jamie B. Smith
RECORDED this 22 day of April 1974 at Greenville, S.C. M. No. 26441

APR 22 1974

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