

TITLE TO REAL ESTATE BY A CORPORATION

Vol 1014 p. 245

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that WM. E. SMITH, LTD.,
A Corporation chartered under the laws of the State of SOUTH CAROLINA and having a principal place of business at
GREENVILLE, State of SOUTH CAROLINA, in consideration of TWELVE THOUSAND FIVE
HUNDRED AND NO/100 (\$12,500.00)----- Dollars,
AND ASSUMPTION OF THE WITHIN BELOW DESCRIBED MORTGAGE,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto MANFRED SCHMITT AND ANN R. SCHMITT, their heirs and assigns forever;

ALL that piece, parcel or lot of land, situate, lying and being in Greenville
County, South Carolina, on the Eastern side of Paddock Lane, being known
and designated as Lot No. 91 on a Plat entitled "Devenger Place, Section No.
"2" prepared by Dalton & Neves Co., Engineers, dated October, 1973 and
recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat
Book 5D, at Page 8, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Paddock Lane at the joint
front corners of Lots Nos. 92 and 91 and running thence along said Paddock
Lane S. 2-36 W. 90 feet to an iron pin at the joint front corner of Lots
91 and 90; thence S. 84-56 E. 187.5 feet; thence running N. 5-38 W. 95 feet
to an iron pin; thence running along the common line of Lots 92 and 91 N. 86-
0.4 E. 173.6 feet to the point of beginning.

This property is subject to restrictions recorded in Deed Book 987 at Page
279 and also to all rights-of-way, easements, conditions, and any other
reservations of record, affecting the property.

This is the same property conveyed to the Grantor herein by deed recorded
in Deed Book 1006, at Page 150 in the R.M.C. Office for Greenville County,
South Carolina.

- 195 - 540.12 - 1 - 91

As a part of this conveyance, the Grantee agrees to assume that certain loan
to Fidelity Federal Savings and Loan Association recorded in Mortgage Book
1321 at Page 474 in the R.M.C. Office for Greenville County, South Carolina
in the original and present amount of \$35,000.00.

Grantees agree to pay 1975 County Taxes.



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

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized
officers, this 6th day of February 1975.

SIGNED, sealed and delivered in the presence of

WM. E. SMITH, LTD., (SEAL)

A Corporation
By:

Manfred Schmitt
Ann R. Schmitt

William E. Smith Pres.
President

Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, 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 6th day of February 1975.

Manfred Schmitt (SEAL)

Manfred Schmitt

Notary Public for South Carolina.
My commission expires: 1-16-80

RECORDED this _____ day of FEB 6 1975 10 _____ at 11:20 A. M., No. 18470

4328 RV-2