GREENVILLE CO. S. C.

TITLE TO REAL ESTATE Griffin & Howard, 134 Pettigru Street, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WHEREAS, EARL FRANKLIN SMITH, SR., died testate, leaving as his heirs at law, the devisees herein, therefore,

KNOW ALL MEN BY THESE PRESENTS, that EARL FRANKLIN SMITH, JR.

in consideration of One Dollar and other valuable considerations XXXXX

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Bertie Mae Bradley, her heirs and assigns, forever:

ALL MY RIGHT, TITLE AND INTEREST IN AND TO:

ALL that certain piece, parcel or lot of land situate, lying and being in Ward One of the City and County of Greenville and State of South Carolina on the North side of Hampton Avenue, and having the following metes and bounds: BEGINNING at a point on said Hampton Avenue 122 feet from the corner of Frank Street, and running thence in a line parallel with Frank Street N. 57- 1/3 E. 124-1/3 feet; thence N. 32-2/3 W. 32-5/6 feet to a corner; thence N. 57- 1/3 E. 70-1/6 feet to a corner; thence N. 32-2/3 W. 25-1/6 feet to a corner; thence S. 57-1/3 W. 193-1/2 feet to corner on Hampton Avenue; thence with Hampton Avenue S. 32- 2/3 E. 58 feet to the beginning corner.

The above Grantor is a devisee of Earl Franklin Smith, Sr., who died testate July 23, 1944, according to the Probate records in Apartment 480, File 21, Probate Court for Greenville County, South Carolina. Earl Franklin Smith, Sr. left a life estate in his wife, ESSIE FOWLER SMITH, who died in 1968. It is the intention of the Grantor herein to convey whatever his interest might be in the above described property.

THis is the identical lot of land conveyed E.F. Smith, Sr. by deed recorded in Deed Book 41, at page 121, in the RMC Office for Greenville County, South Carolina.

For True Consideration See Mortgage
Book 39 Page 521

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 4th day of February 1975

SIGNED, sealed and delivered in the presence of:

John S. Kerlach — Earl Franklin Smith Jr. (SEAL)
Marlin A. Griffin — (SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF ~~SOUTH CAROLINA~~ PENNSYLVANIA
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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 4th day of February 1975 — John S. Kerlach

Earl Franklin Smith Jr.

Wayne Kelly (SEAL)
Notary Public for ~~South Carolina~~ Pennsylvania
My commission expires: Oct 20, 1975

STATE OF ~~SOUTH CAROLINA~~ Penn.
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, 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 4th day of February 1975

Bertie Mae Bradley

Wayne Kelly (SEAL)
Notary Public for ~~South Carolina~~ Penn.
My commission expires: Oct 20, 1975

RECORDED MAR 5 '75 20519

RECORDED this _____ day of _____ 19 ____, at 3:33 P. M., No. _____

4328 RV.2