

TITLE TO REAL ESTATE—Offices of Rites and Riles, Greenville Co. S. C.  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILES  
GREENVILLE CO. S. C.  
APR 23 10 47 AM '76  
CONNIE S. TANNER-ERLEY  
R.M.C.

1035 462

KNOW ALL MEN BY THESE PRESENTS, that MICHAEL V. SMITH AND KAREN S. SMITH

in consideration of FORTY THOUSAND FIVE HUNDRED AND NO/100THS (\$40,500.00)----- 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 KARL E. GUYLER AND LUCINDA D. GUYLER, their heirs and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, on the northwestern side of Waterloo Circle, being known and designated as Lot No. 12 on plat of BOILING SPRINGS ESTATES, recorded in the R. M. C. Office for Greenville County in Plat Book YY at pages 14 and 15 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Waterloo Circle at the joint front corners of Lots Nos. 12 and 13 and running thence with the joint line of said lots N. 22-17 W. 240 feet to an iron pin; thence N. 74-02 E. 211.7 feet to an iron pin at the joint rear corner of Lots Nos. 11 and 12; thence S. 20-12 E. 223.2 feet to an iron pin on the northwestern side of Waterloo Circle; thence with the northwestern side of Waterloo Circle S. 69-48 W. 177.4 feet to an iron pin; thence continuing with line of said circle S. 67-48 W. 25 feet to the point of beginning.

-195-534.2-1-46

This conveyance is made subject to any restridive covenants, building set-back lines, easements and rights of way affecting the above described property.



44.55

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) does 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 29th day of April, 1976

SIGNED, sealed and delivered in the presence of:  
*[Signature]* (SEAL)  
Michael V. Smith  
*[Signature]* (SEAL)  
Karen S. Smith  
*[Signature]* (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 29th day of April, 1976.

*[Signature]* (SEAL)  
Notary Public for South Carolina  
My commission expires: \_\_\_\_\_

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 29th day of April, 1976.  
*[Signature]* (SEAL)  
Karen S. Smith

Notary Public for South Carolina  
My commission expires: \_\_\_\_\_

RECORDED this \_\_\_\_\_ day of APR 29 1976 at 10:47 A. M. No. 27891

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