

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

3 2 00 PM '76

1355-119

JAMES E. TINKERSLEY
F.H.C.

KNOW ALL MEN BY THESE PRESENTS, that I, Frances Ellen Smink

in consideration of Nine Thousand, Six Hundred and NO/100---(\$9,600.00)----- 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 Joseph M. Martin, his heirs and assigns forever:

ALL my right, title and interest, the same being an undivided one-third (1/3) interest in and to the following described real estate:

ALL that piece, parcel or lot of land, in Greenville County, South Carolina, being depicted on a plat entitled "Property of Joe Martin", dated January 9, 1976, by R. B. Bruce, R.L.S., and having, according to said plat, the following metes and bounds, to-wit: - 271 - P14 - 1 - 12 Notes

BEGINNING at an old iron pin on the northwestern edge of Wade Hampton Boulevard, at the joint front corner with property now or formerly owned by "Sara Bruin", and running thence with the northwestern edge of Wade Hampton Boulevard, S. 43-00 W. 175 feet to a nail and cap; thence N. 74-22 W. 29 feet to a nail and cap on the southeastern edge of Pine Knoll Drive; thence with the southeastern edge of Pine Knoll Drive, N. 0-33 W. 125 feet to an old iron pin; thence along the line of property now or formerly belonging to Sara Bruin, N. 55-22 E. 88.6 feet to an old iron pin; thence continuing along said Bruin line, S. 47-00 E. 65 feet to the point of beginning.

ALSO: ALL my right, title and interest, the same being an undivided one-third (1/3) interest in and to that triangle of land at the point of intersection of Pine Knoll Drive and Wade Hampton Boulevard, shown as a triangle of land 40 feet by 40 feet by 29 feet on a plat entitled "Property of Joe Martin", by Carolina Surveying Company, dated January 9, 1976, said plat having been incorporated into an Option Agreement from the Grantor to the Grantee herein recorded in Greenville County Deed Book 1033 at Page 416, et. seq., reference being made thereto. The warranty provisions of this deed do not apply to this triangle of land.

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

This being the identical property conveyed to Frances Ellen Smink, Lucile Barber and Arthur Franklin Andre by deed of William L. Andre and Della M. Andre, dated December 30, 1961, and recorded January 12, 1962, in Greenville County Deed Book 690 at Page 229. By this conveyance, William L. Andre and Della M. (See Back)

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) do(es) 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:

Frances Ellen Smink (SEAL)
Frances Ellen Smink

Frank E. Roder (SEAL)
FRANK E. RODER

Mary Ellis (SEAL)
MARY ELLIS

STATE OF ~~SOUTH CAROLINA~~ MICHIGAN
COUNTY OF KALAMAZOO

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed, deliver the with a written deed and that (she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 29th day of April, 1976

Frank E. Roder (SEAL)
Notary Public for ~~South Carolina~~ Michigan
FRANK E. RODER
Notary Public, Kalamazoo County, Mich.
My Commission Expires Feb. 12, 1978

Mary Ellis
MARY ELLIS

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER NONE NECESSARY-
FFEMALE GRANTOR

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of 19

(SEAL)
Notary Public for South Carolina.

My commission expires

RECORDED this day of 19 at M. No. (PAGE)



20.00
Greenville County
11.00

1510
0610

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