

TITLE TO REAL ESTATE - INDIVIDUAL FORM - DILLI & NOBOL, P.A. Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that WILLENE R. KIRKENDALL, MARY S. MCKINNEY, MARTHA ANN KREPPS and JAMES H. SMITH in consideration of Eighteen Thousand and no/100ths (\$18,000.00) ----- 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 JAY ALLEN GUEST, his heirs and assigns, forever:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the eastern side of Hall Road, at the intersection of Hall Road with Tryon Avenue, in Greenville County, South Carolina, and having according to a plat entitled PROPERTY OF JAY ALLEN GUEST, made by Freeland & Associates, dated July 6, 1976, recorded in the RMC Office for Greenville County, S. C., in Plat Book 54 at page 96, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Tryon Avenue in the line of property now or formerly belonging to Kelley Mission and running thence along said property line, S. 71-00 E., 259.9 feet to an iron pin; thence S. 29-00 W., 153.3 feet to an iron pin; thence N. 72-00 W., 250.1 feet to an iron pin on the eastern side of Hall Road; thence along the eastern side of Hall Road, N. 13-00 E., 120.5 feet to an iron pin; thence along the curve of the intersection of Hall Road and Tryon Avenue, the chord of which is N. 58-00 E., 47.5 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Luther Monroe Smith and Bertie Mae Smith by deed of McDonald McCall and Reba H. Hawkins, recorded July 23, 1970 in Deed Book 894, page 478. Bertie Mae Smith died testate July 10, 1974, devising her interest in the within described property to her husband, Luther Monroe Smith, as will appear by reference to Apartment No. 1344, File No. 4 in the Probate Court for Greenville County. Subsequently, Luther Monroe Smith died testate, devising the above described to his children, the grantors herein, as will appear by reference to Apartment No. 1363, File No. 26 in the Greenville County Probate Court. - 272 - P 38 - 1 - 17

The Grantee agrees to pay Greenville County property taxes for the tax year 1976 and subsequent years.

The above property is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting 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 assigns against the grantor(s) and the grantor'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 14th day of July 19 76
Signed, sealed and delivered in the presence of:
Constance B. McBride *Willene R. Kirkendall*
Jack H. Mitchell III *Mary S. McKinney*

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
GIVEN under my hand and seal this 14th day of July 19 76
Constance B. McBride (SEAL) *Jack H. Mitchell III*
Notary Public for South Carolina
My commission expires: 5/22/83

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 14th day of July 19 76
Constance B. McBride (SEAL) *Jack H. Mitchell III*
Notary Public for South Carolina
My commission expires: 5/22/83

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 claims of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 14th day of July 19 76
Jack H. Mitchell III (SEAL)
Notary Public for South Carolina
My commission expires: 11/8/82

RECORDED this 15th day of JUL 15 1976 10:36 A.M. 1339
P3-7

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