

Grantees' Address: 24 Fleetwood Dr.,
Greenville, South Carolina

AUG 13 4 55 PM '76
DONNIE S. TANKERSLEY
R.M.C.

VOL 1041 PAGE 217

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that --I, James Walter Swanner,--

in consideration of --Twenty-Two Thousand Five Hundred and No/100 (\$22,500.00)-- 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 Willie James Smith and Mary Smith, their heirs and assigns:

ALL that piece, parcel or lot of land, including the buildings and improvements thereon, situate in Gantt Township, Greenville County, South Carolina, lying and being on the westerly side of Fleetwood Drive near the City of Greenville, South Carolina, being known and designated as Lot #45 on Plat of Magnolia Acres, prepared by R. B. Bruce, April 8, 1959 as recorded in Plat Book "GG" at Page 133, in the R.M.C. Office for Greenville County, South Carolina, and having, according to more recent survey by Dalton and Neves Co., Engineers, dated August, 1976.

— 156 - 389 - 4 - 12

BEGINNING at an iron pin on the westerly side of Fleetwood Drive at joint front corner of Lots 45 and 46, said pin being 142 feet north of iron pin in the northwest corner of the intersection of Coolbrook Crive with Fleetwood Drive and thence along the joint line of the said lots N. 79-51 W. 128 feet to an iron pin at joint rear corner of Lots 45, 46 and 47; thence along the rear line of Lot 47 N. 0-15 E. 101.7 feet to an iron pin at joint rear corner of Lots 44, 45, 47 and 49; thence along the joint line of Lots 44 and 45 S. 79-51 E. 145.6 feet to an iron pin on Fleetwood Drive; thence along said Fleetwood Drive S. 10-09 W. 100 feet to an iron pin at the point of beginning.

The herein named grantees agree to pay the 1976 taxes on the abovedescribed property. The abovedescribed property is conveyed subject to existing easements, rights of way, reservations and restrictions.

The abovedescribed property is the same conveyed to the grantor by deed of Citizens and Southern National Bank of South Carolina, Greenville, South Carolina, dated April 2, 1971 as recorded in Deed Volume 912 at Page 85, R.M.C. Office, Greenville County, South Carolina.

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)' hand(s) and seal(s) this 13th day of August, 1976

SIGNED, sealed and delivered in the presence of:

Kennon W. Patton
Wm. Byrd Drayler

James Walter Swanner (SEAL)

_____ (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)' 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 13th day of August, 1976.

Wm. Byrd Drayler (SEAL)
Notary Public for South Carolina

Kennon W. Patton

My commission expires 8-12-80

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 singular the premises within mentioned and released.

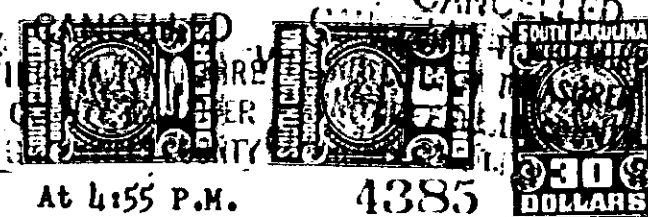
GIVEN under my hand and seal this

13th day of August, 1976

Wm. Byrd Drayler
Notary Public for South Carolina

My commission expires 8-12-80

Latta J. Swanner



Greenville County
Stamps Paid \$ 24.75
Act No 38 1

RECORDED this day of AUG 13 1976

At 4:55 P.M.

4385

30 DOLLARS

217

4328 RV-2