

GREENVILLE CO. S.C. LEATHERWOOD, WALKER, TODD & MANN
TITLE TO REAL ESTATE - INDIVIDUAL FORM - Dillard & Mitchell, P.A., Greenville, S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

109 Augusta Court
Greenville, S. C.

VOL 1044 PAGE 307

KNOW ALL MEN BY THESE PRESENTS, that R. SHARP SMITH AND MARY R. SMITH

in consideration of Twenty Seven Thousand and 00/100-----(\$27,000.00)----- 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

JOHN O. ALLEN, JR. AND SUE L. ALLEN, their heirs and assigns,

ALL that piece, parcel or lot of land, together with all buildings and improvements, situate, lying and being on the southeastern side of Augusta Court in the City and County of Greenville, State of South Carolina, being shown and designated as Lot No. 56, Block D, on a plat of AUGUSTA COURT subdivision made by R. E. Dalton, Engineer, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book F, page 124, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Augusta Court at the joint front corners of Lots Nos. 56 and 57; and running thence with the line of Lot No. 57, S. 39-24 E., 160.4 feet to an iron pin; thence N. 51-20 E., 59.83 feet to an iron pin at the joint rear corners of Lots Nos. 54 and 56; thence N. 39-26 E., 156 feet to an iron pin on Augusta Court; thence with the southeastern side of Augusta Court, S. 55-30 W., 60 feet to an iron pin, the point of BEGINNING.

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The above described property is the same conveyed to the grantors herein by deed of Jerry C. and Beulah F. Tetreau recorded in Deed Book 976, page 411, on June 8, 1973, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantee agree and assume to pay City and County of Greenville property taxes for the tax year 1977 and subsequent years.



5400
2970

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 8th day of October 19 76
Signed, sealed and delivered in the presence of:

✓ Martha B. Ballinger
J. W. D. Head

✓ R. Sharp Smith
✓ Mary R. Smith



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 8th day of October 19 76

J. W. D. Head (SEAL)
Notary Public for South Carolina
My commission expires: 9/15/79

Martha B. Ballinger



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 8th day of October 19 76

J. W. D. Head (SEAL)
Notary Public for South Carolina
My commission expires: 9/15/79
RECORDED this 11 day of October 19 76 at 12:54 P. M. No. 9911

Mary R. Smith