

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that DONALD E. BALTZ, INC.

in consideration of THIRTY FIVE THOUSAND AND NO/100-----(\$35,000.00)----- 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 JAMES THOMAS SMITH and WYNONA C. SMITH, their heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being in the town of Mauldin, county of Greenville, state of South Carolina, on the northwestern side of Montclair Road, and being known and designated as Lot No. 147 on plat of Montclair, Section III, recorded in the RMC Office for Greenville County in plat book W&W page 57, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Montclair Road, joint front corner of Lots 147 & 148, and running thence with the common line of said lots N. 44-27 W. 214.4 feet to an iron pin; thence N. 37-06 E. 90.8 feet to an iron pin joint rear corner lots 146 & 147; thence with the common line of said lots S. 60-42 E. 193.5 feet to an iron pin on the southwestern side of Montclair Road; thence along said road S. 29-18 W. 150 feet to an iron pin the point of beginning.

This is the same lot conveyed to grantor by Clifton Cecil Johnson & Lynn W. Johnson by deed dated 3/31/77 and recorded 3/31/77 in deed vol. 1053 page 808 of the RMC Office for Greenville County, S. C.

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James Thomas Smith and
Wynona C. Smith
115 Montclair Road
Mauldin, S. C., 29662

together with all and singular the rights, members, appurtenances and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold unto the grantee's and the grantee's heirs or successors and assigns, forever. And the grantee's heirs, assigns, executors and administrators to warrant and forever defend all and singular said premises unto the grantee's and the grantee'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 and seal this 29th day of April, 1977.

SIGNED, sealed and delivered in the presence of

DONALD E. BALTZ, INC. (SEAL)

W. Wilkins
Wynona C. Smith

BY: *Donald E. Baltz* (SEAL)
president

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

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

SWORN to before me this 29th day of April, 1977.

Wynona C. Smith SEAL
Notary Public for South Carolina
My commission expires 11/25/85

W. Wilkins

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GRANTOR-CORPORATION
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 grantor's and the grantee'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

day of 19

Notary Public for South Carolina
My commission expires

SEAL

RECORDED this 29th day of April, 1977 at 4:16 P/ M. N.

4328 RV-25