

STATE OF SOUTH CAROLINA } Mr. and Mrs. Dennis M. Smoot
COUNTY OF GREENVILLE } 201 Shannon Drive
Greenville, South Carolina 29615

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KNOW ALL MEN BY THESE PRESENTS, that Mozelle E. Mullinax

in consideration of Fifty-nine Thousand and No/100 (\$59,000.00) 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 Dennis M. Smoot and Roberta A. Smoot, their heirs and assigns forever:

ALL that piece, parcel or lot of land, with improvements thereon, situate, lying and being in Butler Township, near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 72 and the northern one-half of Lot No. 73 of a subdivision known as McSwain Gardens, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book GG at Page 75, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Shannon Drive, said point being 50 feet North of the joint front corner of Lots 73 and 74 and running thence N. 66-29 E., 157 feet to a point, said point being 50 feet North of the joint rear corner of Lots 73 and 74; thence N. 22-00 W., 50 feet to a point at the joint rear corner of Lots 72 and 73; thence N. 22-00 W., 229.2 feet to a point at the rear corner of Lot No. 80; thence with the joint line of Lots 72 and 81, N. 85-30 W., approximately 15 feet to a point in a branch, the joint rear corner of Lots 72 and 81; thence with said branch as a line approximately S. 16-47 W., 116.5 feet to a point; thence S. 34-27 W., 88.9 feet to a point; thence with the eastern side of Shannon Drive S. 23-31 E., 101 feet; thence S. 23-31 E., 50 feet to the point of beginning.

- 271 - 277.2 - 2 - 32

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

This is the same property conveyed to Avant D. Mullinax and Mozelle E. Mullinax by deed of John F. Chandler recorded July 9, 1955 in Deed Book 529 at Page 301 in the R.M.C. Office for Greenville County. The said Avant D. Mullinax died testate on March 6, 1977 leaving the within described property to the Grantor herein, Mozelle E. Mullinax, as will appear from examination of the records contained in the Probate Court Apt. No. 1461, File 19.

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 15th day of November 1977.

SIGNED, sealed and delivered in the presence of

Mozelle E. Mullinax (SEAL)

James C. Blaney, Jr.
Francis K. Bagwell

RECORDED
NOV 15 1977
TAX 118 30
PB 11216

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 15th day of November 1977.

James C. Blaney, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11/9/81.

Francis K. Bagwell

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER (NOT NECESSARY WOMAN 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 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:

RECORDED this NOV 16 1977 At 1:37 P.M. 15295

SOUTH COUNTY DEPARTMENT
NOV 16 1977

277.2 + 3

0.53

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