

303 Venues Dr.

TITLE TO REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Vol 1073 p. 515

KNOW ALL MEN BY THESE PRESENTS, that DANIEL M. RIVERS AND CARRIE NELL GOFF RIVERS

in consideration of TEN THOUSAND AND NO/100 Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

MAX G. SMITH AND JOYCE C. SMITH, THEIR HEIRS AND ASSIGNS:

ALL that certain piece, parcel or lot of land situate, lying and being on the Northern side of South Warwick Road, in Paris Mountain Township, near the City of Greenville, in Greenville County, State of South Carolina, being known and designated as Lot No. 44 of a subdivision known as Stratford Forest, and having according to a plat of said subdivision prepared by Piedmont Engineering Service, dated February 25, 1957, and recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book KK at page 89, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of South Warwick Road at the joint front corner of Lots Nos. 43 and 44, and running thence with the line of Lot No. 43 N. 6-45 W. 261.7 feet to an iron pin; thence with the rear line of Lot No. 62 S. 72-40 W. 166.6 feet to an iron pin at the joint rear corner of Lots Nos. 44 and 45; thence with the line of Lot No. 45 S. 11-37 E. 305.1 feet to an iron pin on the Northern side of South Warwick Road; thence with the Northern side of South Warwick Road S. 84-49 W. 90.1 feet to an iron pin; thence continuing with the Northern side of South Warwick Road S. 88-31 W. 100 feet to the point of beginning.

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This conveyance is made subject to "Protective Covenants Applicable to Stratford Forest", recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 578 at page 1, and to drainage and utility easements, if any, affecting said lot.

Being the same property conveyed to the Grantors herein by deed of The Peoples National Bank of Greenville, S.C., as Agent for Furman University, a banking association organized and existing under the laws of the United States of America, dated July 15, 1959, and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 629 at page 548.

DOCUMENTARY TAX 20.00

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(s) hand(s) and seal(s) this 10th day of February, 1978.

SIGNED, sealed and delivered in the presence of:

Daniel M. Rivers (SEAL)
Daniel M. Rivers (SEAL)
Carrie Nell Goff Rivers (SEAL)
Carrie Nell Goff Rivers (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 (s) act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

Subscribed to before me this 10th day of February, 1978

Hanley D. Sanders (SEAL) *Virginia J. Nalley*

Notary Public for South Carolina
My commission expires: 5/13/80

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

10th day of February, 1978.
Hanley D. Sanders (SEAL)
Notary Public for South Carolina
My commission expires: 5/13/80

Carrie Nell Goff Rivers
Carrie Nell Goff Rivers

RECORDED this day of FEB 13 1978 19
At 1:05 P.M. 23770

GREENVILLE COUNTY DOCUMENTARY TAX 11.00

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