

TITLE TO REAL ESTATE—Love, Thoratou, Arnold & Tronason, 410 E. Washington St., Greenville, S.C. 1073 2-794

STATE OF SOUTH CAROLINA) Grantee's Address: 714 Hudson Road
COUNTY OF GREENVILLE) Greenville, S.C.

KNOW ALL MEN BY THESE PRESENTS, that PHILLIP J. SMITH and JOANN W. SMITH

In consideration of THIRTY-TWO THOUSAND SEVENTY-EIGHT AND 27/100 (\$32,078.27)----- Dollars,
and assumption of the mortgage set forth below,
the receipt of which is hereby acknowledged, have granted, bargained, so'd, and released, and by these presents do grant, bargain, sell and
release unto HOWARD E. BAKER, SR.

ALL that piece, parcel or lot of land situate, lying and being on the south-
eastern side of HUDSON ROAD in the City of Greenville, County of Greenville,
State of South Carolina, being shown and designated as LOT NO. 98 on plat of
Merrifield Park, Section 3, prepared by Piedmont Engineers and Architects,
dated June 27, 1972, recorded in Plat Book 4-R at page 27-A, and being de-
scribed according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the southeastern side of Hudson Road at the
joint front corner of Lots 98 and 99 and running thence along the joint
line of said lots S 39-22 E 227.5 feet to an iron pin at the joint rear
corner of said lots; thence S 51-27 W 100 feet to an iron pin at the joint
rear corner of Lots 98 and 97; thence along the common line of said lots
N 39-24 W 228.1 feet to an iron pin on the southeastern side of Hudson
Road at the joint front corner of said lots; thence along said road N 51-38 E
100 feet to an iron pin, the point of beginning.

This conveyance is subject to any and all existing reservations, easements,
rights of way, zoning ordinances and restrictions or protective covenants
that may appear of record or on the premises.

Derivation: Deed of Robert F. Cericola and Carmel M. Cericola, recorded
June 4, 1976 in Deed Book 1037 at page 429. (continued on back)

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, successors
and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administra-
tors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns
against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 13th day of February 1978 .

SIGNED, sealed and delivered in the presence of:

P. Gray Walsh (SEAL)
Cheryl L. Beular (SEAL)
Phillip J. Smith (SEAL)
Joann W. Smith (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 deed and that (s)he, with other witness subscribed above
witnessed the execution thereof.

SWORN to before me this 13th day of February 19 78.

P. Gray Walsh (SEAL)
Notary Public for South Carolina 9-2-79
Cheryl L. Beular

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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 whom-
soever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, 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 13th
day of February 19 78 .
P. Gray Walsh (SEAL)
Notary Public for South Carolina 9-2-79
Joann W. Smith

RECORDED this 540.5-6 day of 19, at (CONTINUED ON NEXT PAGE)

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