

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TITLE TO REAL ESTATE

11079-250

KNOW ALL MEN BY THESE PRESENTS, that we, Ronald E. Smith, Sr. and Jane E. Smith

in consideration of Thirty-One Thousand Nine Hundred Ninety-Four and 07/100-(\$31,994.07)--Dollars, and assumption of mortgage as set out below; the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents, do grant, bargain, sell, and release unto Howard A. Mace and Josephine M. Mace, their heirs and assigns forever;

ALL that piece, parcel or lot of land in the Town of Mauldin, County of Greenville, State of South Carolina, situate, lying and being on the southeastern side of Pinehurst Drive and being known and designated as Lot No. 56 on a plat of CEDAR TERRACE Subdivision recorded in the RMC Office for Greenville County in Plat Book BBB at Page 137, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Pinehurst Drive, joint front corner of Lots 55 and 56 and running thence N.30-33 E. 165 feet to a point on the rear line of Lot 52; thence with the line of Lot 52, S.64-40 E. 81.4 feet to an iron pin; thence S.09-36 W. 184.4 feet to an iron pin on the southeastern side of Pinehurst Drive; thence with the southeastern side of said Drive, N.59-27 W. 147 feet to the point of beginning.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

THIS is the same property as that conveyed to the Grantors herein by deed from James E. Dedenhoff, Jr. and Paul B. Costner, Jr. recorded in the RMC Office for Greenville County in Deed Book 818 at Page 205 on April 25, 1967.

THE Grantees herein assume and agree to pay that certain mortgage given to Fountain Inn Federal Savings & Loan Association (now known as United Federal Savings and Loan Association) recorded in the RMC Office for Greenville County in Mortgage Book 1055 at Page 618 in the original amount of \$20,250.00 and having a present balance of \$12,560.93.

THE mailing address of the Grantees herein is 310 Pinehurst Drive, Mauldin, S. C. 29622.

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 grantees, and the grantee's heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees 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(s) and seal(s) the 16th day of May 1978.

SIGNED, sealed and delivered in the presence of

Kathy H. Bunney
Kathy H. Bunney

Ronald E. Smith, Sr.
Ronald E. Smith, Sr. (SEAL)

Jane E. Smith
Jane E. Smith (SEAL)

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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 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 16th day of May 1978.

Kathy H. Bunney
Notary Public for South Carolina (SEAL)

My Commission expires 4/7/79.

STATE OF SOUTH CAROLINA
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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 grantees 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 singular the premises within mentioned and released.

GIVEN under my hand and seal this

16th day of May 1978.

Kathy H. Bunney
Notary Public for South Carolina (SEAL)

My commission expires 4/7/79.

Jane E. Smith
Jane E. Smith

RECORDED this 16th day of MAY 16 1978 at 3:28 P.M. NO. 34154

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