

TITLE TO REAL ESTATE—Offices of Riley and Riley, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

S. C.

31 PM '82

RILEY

Grantees' Address: 1160 W. 925

Wadeville, N.C. 28170

KNOW ALL MEN BY THESE PRESENTS, that we, FRANCES VIRGINIA SMITH and JAMES LEONARD SMITH,

in consideration of Exchange of Property in Settlement of Estate 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 WILLIAM ARNOLD SMITH and BETTY T. SMITH, their heirs and assigns forever,

ALL OUR RIGHT, TITLE AND INTEREST IN AND TO -

All that certain piece, parcel or tract of land in Greenville County, State of South Carolina, being known and designated as Tract No. 3 on a plat of Property of James Clifford Smith Estate prepared by T. H. Walker, Jr., dated May 15, 1981, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8N at Page 98, said tract containing 14.265 (13.513 acres net). Reference to above plat is hereby craved for a more particular metes and bounds description.

This is a portion of the same property conveyed to James Clifford Smith and Grover C. Smith by deed of Cora A. Adair, Ellie S. Tumblin, Essie S. Taylor, Truman A. Smith and Howard Gillespie Smith dated February 27, 1951 and recorded in the R.M.C. Office for Greenville County, South Carolina, on February 27, 1951 in Deed Volume 430 at Page 07. Grover C. Smith conveyed his interest in said property to James Clifford Smith by deed dated March 24, 1953, recorded in the R.M.C. Office for Greenville County, South Carolina, on March 24, 1953, in Deed Volume 475 at Page 58. The said James Clifford Smith died testate on June 12, 1979 and by record of his estate in the Office of the Probate Court for Greenville County, South Carolina, in Apartment 1567 at File 18, he devised to his widow, Ruth C. Smith, the right to live in the homeplace as long as she lived or used the homeplace as her residence. The said widow, Ruth C. Smith, released her interest in said real estate by instrument dated May 22, 1980 to the three children of James Clifford Smith, James Leonard Smith, Frances Virginia Smith, and William Arnold Smith, who are the parties to this deed and who are the fee simple owners of said property.

565.1-1-2.1

14.26 AC

- 23 - 50 -

OUT OF 565.1-1-2

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 8th day of January, 1982

SIGNED, sealed and delivered in the presence of:

Judith S. Bulstrop
Richard L. Moore

Frances Virginia Smith (SEAL)
James Leonard Smith (SEAL)
James Leonard Smith (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.

SWORN to before me this 8th day of January, 1982

Judith S. Bulstrop (SEAL)
Richard L. Moore (SEAL)
Notary Public for South Carolina
My commission expires: April 6, 1987

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 8th day of January, 1982

Judith S. Bulstrop (SEAL)
Richard L. Moore (SEAL)
Notary Public for South Carolina
My commission expires: April 6, 1987

Daisy M. Smith
Daisy M. Smith

Frances Virginia Smith is a woman

RECORDED this JAN 11 1982 at 12:31 P. M. No. 15814

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