

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
Greenville S. C. }
FEB 21 1983

MAIL TO: Joe K. Smith 1182-818
106 Peachtree Drive
Greer, SC 29651

KNOW ALL MEN BY THESE PRESENTS, that I, Birdie Jones Keller,

in consideration of One Dollar (\$1.00) and by way of gift ----- 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

Joe K. Smith, Gus A. Smith, Dortcha F. Smith/Jr. and Dan L. Smith, their heirs and assigns forever, all my right, title and interest in and to the following described property:

ALL that certain lot of land, with the improvements thereon, near the City of Greer, Chick Springs Township, said County and State, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on west side of old highway, and running thence S 2-25 W one hundred sixteen and three-tenths (116.3) feet to an iron pin near the new highway; thence S 87-3/4 W eighty-six and six-tenths (86.6) feet to an iron pin on new highway; thence N 12-10 E one hundred fifty-two and five-tenths (152.5) feet to an iron pin on edge of old highway; thence S 61-40 E sixty-nine and seven-tenths (69.7) feet to the beginning corner, containing a fraction of an acre, more or less.

11 (285) G9-4-5

THIS being the identical property conveyed to Gus W. Keller by deed of R. P. Turner dated April 15, 1938 and recorded in Deed Book K at Page 491. Gus W. Keller died testate on March 7, 1947. See Greenville Probate Court File 527 Apt. 14. In said Will Gus W. Keller left a life estate interest to Birdie (Bertie) Jones Keller. By this Deed grantor is conveying to Grantees this life estate interest.

NO TITLE SEARCH.

This conveyance is subject to any easements, restrictions, or rights-of-way on record, if any.

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 16th day of February, 19 83

SIGNED, sealed and delivered in the presence of:

Donald K. Edwards

Selma B. Edwards

Birdie Jones Keller (SEAL)
BIRDIE JONES KELLER (SEAL)

_____ (SEAL)

_____ (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 16th day of February 19 83

Donald K. Edwards (SEAL)
Notary Public for South Carolina

Selma B. Edwards

My commission expires 9/22/87

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

NOT REQUIRED RENUNCIATION OF DOWER 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, her entire, 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 singular the premises within mentioned and released.

GIVEN under my hand and seal this

_____ day of _____ 19 _____

Notary Public for South Carolina (SEAL)

My commission expires _____

RECORDED FEB 21 1983 at 10:30 A. M., No. 21557

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