

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

VOL 1206 PAGE 714

KNOW ALL MEN BY THESE PRESENTS, that I, David Franklin Smith, Sr., for love and affection

in consideration of the sum of One (\$1.00) and no/100----- 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 Ethel Julia Morgan Smith, her heirs and assigns, forever:

One/half of my ^{right, title and} interest in that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown as Lot No. 45 of Western Hills, Plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Pages 98-99, and according to said plat having the following metes and bounds to-wit:

BEGINNING at an iron pin on the north side of Alice Farr Drive at joint front corner of Lot Nos. 45 and 46, and running thence with the line of said lots, N.7-13 E.197-3 feet; thence N. 74-48 E. 40.4 feet; thence S. 37-58 E. 122.7 feet; thence S. 23-30 W. 145 feet to an iron pin on Alice Farr drive; thence with Alice Farr Drive, N. 74-47 W. 85 feet to the point of beginning.

This conveyance is made subject to the recorded restrictions applicable to Western Hills and the easements and set-back line as shown on said Plat.

THIS is the identical property conveyed to David F. Smith in deed from J. Frank Williams recorded July 26, 1961 in Book 678, Page 448, Greenville County R.M.C. Office and dated July 14, 1961.

13(308) BB.2-1-189

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 15th day of February, 1984

SIGNED, sealed and delivered in the presence of:

David F. Smith Sr. (SEAL)
Don A. Rhodes Jr. (SEAL)
Gary L. Osteen (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.
SWORN to before me this 15th day of February 1984
Gail M. Osteen (SEAL) Don A. Rhodes Jr.
Notary Public for South Carolina.
My commission expires 2/17/87

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF }
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 singular the premises within mentioned and released.
GIVEN under my hand and seal this 19 day of _____ (SEAL) _____
Notary Public for South Carolina.

My commission expires _____
RECORDED this 22 day of February 1984, at 4:11 P.M., No. 054 25810 4.00CD

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