

TITLE TO REAL ESTATE—Prepared by RAINEY, FANT & HORTON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

MAR 20 3 11 PM '70
OLLIE FARNSWORTH
R. M. C.

Know All Men by These Presents:

That --GILBERT ERNEST SMITH & BARBARA B. SMITH

in the State aforesaid,
in consideration of the sum of Three Thousand Two Hundred & No/100 (\$3,200.00) -----DOLLARS,
and assumption of mortgage referred to below----

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said DORIS J. COOLEY, her heirs and assigns forever:

ALL that lot of land with the buildings and improvements thereon, situate on the West side of Donnon Road, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot 3 on plat of Property of R. S. Cresswell, made by C. C. Jones, Surveyor, May 11, 1953, recorded in the RMC Office for Greenville County, S. C., in Plat Book DD, at Page 137, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Donnon Road at joint front corner of Lots 1 & 3 and running thence with the line of Lot 1 and 2, N 88-10 W 380 feet to an iron pin; thence N 1-50 E., 100 feet to an iron pin; thence with the line of Lot 4, S 88-10 E., 380 feet to an iron pin on the West side of Donnon Road; thence along the West side of Donnon Road, S 1-50 W 100 feet to the beginning corner.

This is the same property conveyed to us by deed of George P. Farmer, dated May 15, 1967, recorded in the RMC Office for Greenville County, S. C. in Deed Book 819 Page 608.

The grantee herein assumes and agrees to pay that mortgage given by Gilbert Ernest Smith and Barbara B. Smith to the Prudential Insurance Company of America in the original amount of \$16,950.00, dated May 15, 1967 which is recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1057 at Page 539, on which there remains a principal balance of \$16,323.50.

This Conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and rights of way, if any, affecting the above described property.

The Grantee is to pay 1970 Taxes.

ALSO all of the Grantor's interest in and to that strip of land 100 feet in length and 20 feet in depth lying within the boundary of Donnon Road adjacent to and in front of the above described property.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anyway incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and her Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's (s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's (s) Heirs and Assigns against the grantor(s) and the grantor's (s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's (s) hand and seal this 20th day of March in the year of our Lord One Thousand Nine Hundred and Seventy

Signed, Sealed and Delivered in the Presence of

Shirley R. Jameson (Seal)
Patrick C. Fant (Seal)

Gilbert Ernest Smith (Seal)
Barbara B. Smith (Seal)



GREENVILLE COUNTY
S.C.
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State of South Carolina, } Personally appeared before me Shirley R. Jameson
Greenville County

and made oath that she saw the within named grantor(s) Gilbert Ernest Smith & Barbara B. Smith sign, seal and as their act and deed witness the execution thereof.

Sworn to before me this 20th day of March A. D. 1970

Patrick C. Fant (Seal)
Notary Public for South Carolina
My Commission Expires: 4/17/79

Shirley R. Jameson

State of South Carolina, } RENUNCIATION OF DOWER
Greenville County } I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Barbara B. Smith wife of the within named Gilbert Ernest Smith did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Doris J. Cooley her Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 20th day of March A. D. 1970

Patrick C. Fant (Seal)
Notary Public for South Carolina
My Commission Expires: 4/17/79

Barbara B. Smith

Cancelled documentary stamps attached: S. C. \$ U. S. \$
Recorded this 20th day of March 1970 at 3:11 P. M., No. #20591

271-1122-3-20.3