

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

OLLIE FARNSWORTH, R.M.C.



Know All Men by These Presents:

That **He**, James R. Sipes and Ruby W. Sipes in the State aforesaid, in consideration of the sum of One Hundred Ninety (\$190.00) and the assumption of a mortgage DOLLARS, 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 Grady L. Smith and Maybelle C. Smith

All that piece, parcel and lot of land lying and being in Fairview Township, County and State aforesaid, and being described as follows: BEGINNING at a point in the Georgia Road on line of the lands of the Sarah J. Locke Estate, and running thence along said line, S. 18 E. 7.20 chains to a stone at corner of land now or formerly owned by H. W. Abbott; thence S. 12 E. 5.76 to a stone thence S. 62-15 W. 6.00 to a stone on line of Standing Springs Church property; thence along line of said lot N. 49-30 W. 5.70 to an iron pin; thence S. 51-15 W. 9.08 to iron pin; thence S. 71-30 W. 1.41 to a point in the said Georgia Road; thence along the center of said road, N. 39-15 E. 23.10 to the beginning corner and containing 11.06 acres, more or less, and being the same tract conveyed to O. L. Moore by Miss Eloise Alverson and Paul W. Cooper as Executors of the Estate of Mrs. Qumire L. Alverson by deed dated March 20, 1937; and recorded in the R. M. C. Office for Greenville County in Vol. 193, page 89. Also being the same tract of land conveyed to O. L. Moore by Miss Eloise Alverson, Eugene Alverson, et al. by Quit-Claim deed dated April 7, 1945, and recorded in the R. M. C. Office, Greenville County, South Carolina, in Vol. 275, page 265, and being one of the tracts of land conveyed to James R. Sipes and Ruby W. Sipes by W. M. Slatton by deed dated October 8, 1948, recorded in Deed Book 361, page 352, R. M. C. Office, Greenville County.

It is understood and agreed and made a part of this consideration that the grantees are to assume and pay the balance due on a mortgage given to W. G. Sistine by the said James R. Sipes and Ruby W. Sipes which said mortgage is recorded in the office of the R. M. C., Greenville County, in Mortgage Book 402, Page 337.

The grantees are to pay the 1950 taxes on the property herein described.

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

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their 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 23 day of May in the year of our Lord One Thousand Nine Hundred and fifty

Signed, Sealed and Delivered in the Presence of

*Thos. T. Goldsmith*  
*Charlotte M. Goldsmith*

*James R. Sipes* (Seal)  
*Ruby W. Sipes* (Seal)  
\_\_\_\_\_  
\_\_\_\_\_ (Seal)

State of South Carolina,  
Greenville County

Personally appeared before me Charlotte M. Goldsmith

and made oath that she saw the within named grantor(s) James R. Sipes and Ruby W. Sipes sign, seal and as their act and deed deliver the within written deed, and that she, with Thos. T. Goldsmith witnessed the execution thereof.

Sworn to before me this 23 day of May, A. D. 1950  
*Thos. T. Goldsmith* (Seal)  
Notary Public for South Carolina

*Charlotte M. Goldsmith*

State of South Carolina,  
Greenville County

RENUNCIATION OF DOWER  
I, Thos. T. Goldsmith, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ruby W. Sipes wife of the within named James R. Sipes 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 Grady L. Smith and Maybelle C. Smith, their 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 23d day of May, A. D. 1950  
*Thos. T. Goldsmith* (Seal)  
Notary Public for South Carolina

*Ruby W. Sipes*