

TITLE TO REAL ESTATE—Prepared by HARPER D. HAWKINS, Attorney at Law, Greer, South Carolina.

State Of South Carolina

Greenville COUNTY

FILED IN GREENVILLE CO. S. C. JAN 9 10 57 AM JOLLIE FARNSWORTH R. M. C.

Know All Men by These Presents:

That I, Charles Edward Smith in the State aforesaid, in consideration of the sum of One (\$1.00) dollar, love and affection for my wife, BOLENS, and the assumption of a mortgage in the amount of \$10,000.00 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

Grace Wood Smith and her heirs and assigns:

All of that lot or parcel of land with improvements thereof in the City of Greer, in Chick Springs Township of Greenville County, South Carolina, lying on the North side of East Poinsett Street, being a portion of that property conveyed to me by Cora Walker by deed dated July 26, 1946, recorded in the R.M.C. Office for Greenville County in Deed Book 296, at page 242, and having the following courses and distances: BEGINNING on an iron pin on line of the Hattie Cannon Glenn Estate property, the northeastern corner of the lot herein conveyed, and runs thence with B.A. Bennett's line S.31.17 W. 247.5 feet to an iron pin at edge of sidewalk on East Poinsett Street, joint front corner with Bennett; thence along sidewalk and East Poinsett Street N. 58.00 W. 48 feet and four and seven-eighths inches to a point, which point is in line with line that divides store-rooms now occupied by Mutual Sales Company and Mayfair Resturant; thence a new line in a northeasterly direction along the center of the brick wall which separates said store-rooms the entire length of said store-rooms; thence continuing said new line in same straight course to a point on line of Hattie Cannon Glenn property; thence with the line of the Glenn property S. 58.00 E. to the beginning corner.

It is intended by this deed to convey to the grantee the brick store-room in which Mutual Sales Company is now located, the building to include one-half of the brick wall separating it from the adjoining store-room occupied by Mayfair Resturant, and also to include all land lying East from projections of the straight line equally dividing the common wall of said store-rooms.

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 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 January in the year of our Lord One Thousand Nine Hundred and FIFTY-ONE

Signed, Sealed and Delivered in the Presence of

Witness signatures and seals: Charles Edward Smith, Annie Laurie Woodward, and three other witnesses.

State of South Carolina

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Personally appeared before me Annie Laurie Woodward

and made oath that she saw the within named grantor(s) Charles Edward Smith

deliver the within written deed, and that she, with H.D. Hawkins sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 20th day of January, A. D. 19 51

H.D. Hawkins (Seal) Notary Public for South Carolina

Annie Laurie Woodward (Seal)

State of South Carolina

COUNTY

GRANTOR'S WIFE IS THE GRANTEE RENUNCIATION OF DOWER

I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D. 19 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 9th day of January, 19 52, at 10:57 A. M., No. 630

G21-1-11.1 (OUT OF G21-1-11)