

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

111 SANDHURST DR

5VILLE SC
29261

GRANTEE'S ADDRESS:
GREENVILLE CO. S.C.

1062 TAB 81

KNOW ALL MEN BY THESE PRESENTS, that

JAMES C. LEARY
S. TANNER SLEY
L.M.C.

in consideration of THIRTY FIVE THOUSAND THREE HUNDRED AND NO/100--(\$35,300.00) - 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

RICHARD A. SMITH JR., AND JUDY S. SMITH, THEIR
HEIRS AND ASSIGNS FOREVER:

ALL that piece, parcel or lot of land with all buildings and improvements thereon situate lying and being on the northeastern side of Sandhurst Drive in the Town of Simpsonville, Greenville County, South Carolina, being known and designated as Lot No. 109 on a plat of Brentwood, Section III, made by Piedmont Engineers, Architects and Planners, dated November 15, 1973 recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-D at Page 42, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Sandhurst Drive at the joint front corner of Lots Nos. 109 and 110 and running thence with the common line of said lots, N. 54-09 E., 157.88 feet to an iron pin; thence S. 35-58 E., 100.0 feet to an iron pin at the joint rear corner of Lots Nos. 108 and 109; thence with the common line of said lots, S. 54-10 W., 158.05 feet to an iron pin on the northeastern side of Sandhurst Drive; thence with northeastern side of Sandhurst Drive, N. 35-58 W., 100.0 feet to an iron pin, the point of beginning.

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This is the identical property conveyed to the grantor by deed of Rackley, Builders-Developers, Inc., recorded in the RMC Office for Greenville County in Deed Book 1050 at Page 488 dated February 3, 1977.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat (s) or on the premises.

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 5 day of August 19 77

SIGNED, sealed and delivered in the presence of:

Michael Spivey
Bessie Hare

James C. Leary (SEAL)
JAMES C. LEARY (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 5 day of August 19 77

Notary Public for South Carolina.

My commission expires 1/24/83

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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

5 day of August 19 77

Notary Public for South Carolina.

My commission expires 1/24/83

RECORDED this AUG 8 1977 day of At 1:57 P.M.

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