

208 Thornwood Ac.
Greenville, SC 29617

TITLE TO REAL ESTATE - Griffin & Howard, 111 Pettigru Street, Greenville, S.C.

FILED

BOOK 1134 PAGE 406

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SEP 23 12 41 PM '80

JOHN S. BANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that James H. Smith

in consideration of One and 00/100 (\$1.00) Love and Affection -----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 Marian C. Smith, her heirs and assigns:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 20, Thornwood Acres, as shown on plat thereof recorded in the RMC Office for Greenville County, S. C., in Plat Book MM, Page 59, reference to which is hereby craved for a metes and bounds description thereof.

This conveyance is made subject to all restrictions, easements and rights of way which may affect the property hereinabove described.

This being the same property conveyed to the grantor herein by deed of Robert F. Shand and Antonia Z. Shand dated April 15, 1973 and recorded in the RMC Office of Greenville County in Deed Book 971 at Page 833.

The grantee herein specifically assumes and agrees to pay that certain mortgage in favor of Aiken Loan and Security Company in the original amount of \$17,400.00, dated 9-22-69 and recorded in the RMC Office for Greenville County in REM Book 1137 at Page 69 with an approximate balance of \$14,794.58.

The grantee herein assumes and agrees to pay the balance due on that certain mortgage from James H. Smith to TranSouth Financial Corp. dated July 23, 1979 and recorded in the RMC Office of Greenville County in Book 1474 at Page 371 in the original principal amount of \$25,000.00 with an approximate balance of \$12,402.23.

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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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 26th day of September 19 80.

SIGNED, sealed and delivered in the presence of:

Mrs. Clara B. Long
Marian C. Smith

James H. Smith

(SEAL)

(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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 26th day of September 19 80.

Marian C. Smith (SEAL)
Notary Public for South Carolina
My commission expires: October 24, 1983

Mrs. Clara B. Long

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER Grantee wife of Grantor

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, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this _____ day of September 19 80.

(SEAL)

Notary Public for South Carolina.
My commission expires: _____

RECORDED this SEP 29 1980 day of _____ 19 _____ at 12:41 P.M., No. _____

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