

FILED GREENVILLE CO S.C.

64 Dec 10 1983

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TITLE TO REAL ESTATE

VOL 1185 PAGE 936

KNOW ALL MEN BY THESE PRESENTS, that LARRY LESTER ERWIN, JR.

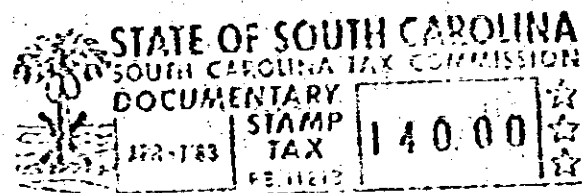
in consideration of Seventy Thousand and 00/100 (\$70,000.00) Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto S. JAMES SHOWALTER, III and HARRIET M. SHOWALTER, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as a portion of Lots Nos. 152 and 153 on plat of the property of J. P. Roseman, recorded in Plat Book H at Page 186, and having according to a more recent plat made by Dalton & Neves dated March, 1949, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Decatur Street at the joint front corner of Lots 153 and 154, and running thence with the line of Lot No. 154, N. 64-54 W. 171.1 feet to an iron pin; thence in a new line crossing Lots Nos. 153 and 152, S. 39-17 W. 134 feet to a pin in line of Lot No. 151; thence with line of Lot No. 151 S. 64-45 E. 171.1 feet to pin on Decatur Street; thence with the western side of Decatur Street, N. 39-17 E. 134 feet to the point of beginning.

12(235) 164-4-4.1 & 5.1

Derivation: Barbara J. Steen, Deed Book 1110, at Page 559, recorded August 31, 1979.



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 7th day of April, 1983

SIGNED, sealed and delivered in the presence of:

Larry Lester Erwin Jr. (SEAL)
Marie Pace (SEAL)
James Showalter III (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 7th day of April 1983
Marie Pace (SEAL)
Notary Public for South Carolina

My commission expires 5/29/83

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 7th day of April 1983
Marie Pace (SEAL)
Notary Public for South Carolina

My commission expires 5/29/83

RECORDED this APR 7 1983 at 9:51 A. M., No. 215522

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