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VOL 926 PAGE 539

TITLE TO REAL ESTATE - Prepared by **WILLIAM A. BOUTON**, Attorney at Law, Greenville, S. C.
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that T. O. LAWTON

in consideration of FIVE THOUSAND AND NO/100THS (\$5,000.00)----- 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 **DAVID R. WAGNER AND MARTHA C. WAGNER, THEIR HEIRS AND ASSIGNS:**

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, containing 12.5 acres, more or less, as shown on a plat of Property of the A. G. Burgess Estate prepared by T. Craig Keith, RLS, on August 13, 1971, and having according thereto the following courses and distances, to-wit:

BEGINNING at the junction of the Old River Run (shown as a branch on the plat) with a ditch (shown as a stream on the plat), and running thence in a North-eastern direction along a line located two (2) feet East of said ditch as follows: N. 60-30 E. 100 feet; N. 44-45 E. 87 feet; N. 35-00 E. 200 feet; N. 65-00 E. 45 feet; S. 87-00 E. 100 feet; N. 68-00 E. 100 feet; N. 40-45 E. 71 feet; N. 3-00 W. 81 feet; N. 5-00 E. 70 feet; N. 9-00 W. 173 feet; and N. 5-00 E. 147 feet to the center of S. C. No. 90; thence along the center of said paved road as follows: S. 55-00 E. 267 feet to an old iron pin; S. 22-00 E. 312 feet; S. 9-00 E. 100 feet; and S. 3-00 W. 566 feet to a point in the center of said road; thence along a new line through the property N. 87-30 W. 800 feet, more or less, to a point two (2) feet East of the Old River Run; thence along a line two (2) feet East of the Old River Run as follows: N. 5-30 W. 120 feet; and N. 29-00 W. 88 feet to the point of beginning. The Grantor hereby reserves unto himself, his heirs and assigns, a strip of land two (2) feet in width located on the Eastern side of the Old River Run and the ditch now appurtenant to the aforesaid property.

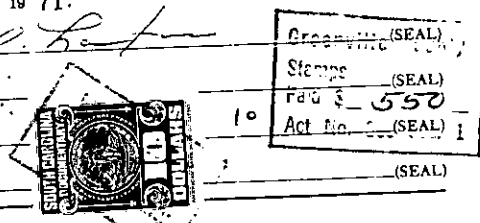
THE Grantor further reserves unto himself, his heirs and assigns, a right-of-way easement over and across the aforesaid property for the purpose of running a water line from the City of Greenville Water line located on said property, said easement to extend from the present water line in a Southern direction to a thirty (30) foot road shown on said plat.

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 1st day of OCTOBER 19 71.

SIGNED, sealed and delivered in the presence of:

William A. Bouton
Linda C. Bouton



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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1st day of OCTOBER 19 71.

Linda C. Bouton (SEAL)
Notary Public for South Carolina.
My Commission expires February 18, 1980

William A. Bouton

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 1st day of OCTOBER 19 71.

Linda C. Bouton (SEAL)
Notary Public for South Carolina
My Commission expires February 18, 1980

Alice H. Lawton

RECORDED this 4th day of October 19 71, at 4:57 P. M., No. 9803