

State of South Carolina TITLE TO REAL ESTATE

GREENVILLE COUNTY

Know All Men by These Presents:

That Virgie S. Bowden hereafter referred to as Grantor, in consideration of the sum of Eleven Thousand and No/100 (\$11,000.00) DOLLARS, paid to Grantor by Walter S. Griffin hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, his heirs and assigns, forever:

ALL that piece, parcel or lot of land in Ward Six of the City of Greenville, County and State aforesaid, and designated as Lot No. 8, Block C, of the Chapin Springs Land Company, according to a plat recorded in Plat Book E at Page 41, in the R.M.C. Office for Greenville County, being more fully described in the deed of L. B. Houston to Donnie Lee Frost, dated September 10, 1927, recorded in said Office in Volume I, at Page 402, the dimensions of said lot being 50' 3" on Pearl Avenue, 235' on the western boundary, 51' on the northern boundary, and 219.3' on the eastern boundary. This lot was conveyed to H. P. McGee by Donnie Lee Frost, on February 24, 1930, by deed recorded in Deed Book 133, at Page 281, and conveyed to F. W. Bowden by Evelyn P. McGee on July 1, 1937, by deed recorded in Deed Book 197, at Page 212. The Grantor herein is the wife and sole heir of F. W. Bowden, deceased, as evidenced by Estate Records filed in the Office of the Probate Court of Greenville County, South Carolina, in Apartment No. 1171, as File No. 10.

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ALSO all that piece, parcel, or lot of land in Ward Six of the City of Greenville, County and State aforesaid, being the eastern half of Lot No. 7 in Block C, as shown on the aforesaid plat of the property of Chapin Springs Land Company, more particularly described as follows: BEGINNING on the north side of Pearl Avenue at the joint corner of Lots 7 and 8 as shown on said plat, thence N. 3-10 W. 135 feet to the corner of Lot No. 2; thence with the line of Lot No. 2 N. 87-50 W. 25.15 feet to a point in the center of Lot No. 7; thence through the center of Lot No. 7 S. 3-10 E. 140.0 feet to a point located on Pearl Avenue; thence with the north side of Pearl Avenue N. 80-39 E. 25.15 feet to the beginning point.

This eastern half of the aforesaid Lot No. 7 was conveyed to the Grantor and her husband, Frank W. Bowden, by deed of R. E. Houston, Trustee, dated September 7, 1946, recorded in said Office in Deed Book 299, at Page 22.

The above tracts are conveyed subject to any and all restrictive covenants, easements, rights-of-way, and other encumbrances of record.

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 15th day of April 1974

Signed, Sealed and Delivered in the Presence of Leslie Phillip Hungerford & Mrs. Lucy Legin, RN

(Virgie S. Bowden) (Seal)



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 15th day of April 1974 by Leslie Phillip Hungerford, Notary Public for South Carolina. My Commission expires 7-19 1974

Mrs. Lucy Legin, RN

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY WOMAN GRANTOR

RENUNCIATION OF DOWER



I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. [Name] wife of the within named Grantor 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 Grantee and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this [ ] day of [ ] 19 [ ]

[ ] (Seal) Notary Public for South Carolina

My Commission expires [ ] 19 [ ]

Recorded this APR 16 1974 day of [ ] 19 [ ] at [ ] M., No. 25956

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