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TITLE TO REAL ESTATE—Prepared by RAINEY, FANT & BRAWLEY, Attorneys at Law

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That I, T. C. Gower, in the State aforesaid,

in consideration of the sum of Two Thousand Two Hundred Fifty and No/100 - - - - - DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said James M. Joseph, his heirs and assigns, forever:

All that piece, parcel or lot of land in Greenville Township, Greenville County, South Carolina, on the North side of Hampton Avenue Extension and having, according to survey made by R. E. Dalton, Engineer, January 1925, the following metes and bounds, to-wit:

BEGINNING at the Southeast corner of a concrete wall on the North side of Hampton Avenue Extension; thence along the line of Lots 7 and 6 of Estate of T. Q. Donaldson, N. 19-50 E. 139 feet to an iron pipe; thence S. 73-30 E. 97.5 feet to an iron pipe on Bank of cut of Southern Railway; thence the same direction S. 73-30 E. 3.9 feet, more or less, to line of right of way of Southern Railway; thence along right of way approximately S. 2-30 E. 160.5 feet to an iron pipe on North side of Hampton Avenue Extension near the end of present bridge; thence along the North side of Hampton Avenue Extension along Bridge approach N. 68-50 W. 162 feet, more or less, to the point of beginning.

This lot of land was conveyed to T. C. Gower and Nell G. Parrish by deed of Fannie S. Cary and W. N. Miller, dated March 28, 1938, and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 203, at page 34. Thereafter Nell G. Parrish conveyed her interest in the above described property to T. C. Gower by deed dated October 1, 1940, recorded in said R.M.C. Office in Deed Book 230, at page 104.

This conveyance is made subject to any existing easements for public utilities.

Grantee to pay 1954 taxes.

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(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this 14th day of September in the year of our Lord One Thousand Nine Hundred and Fifty Four

Signed, Sealed and Delivered in the Presence of

Evelyn H. Reeves

Patrick C. Fant

T. C. Gower (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina,
Greenville County

Personally appeared before me Evelyn H. Reeves

and made oath that she saw the within named grantor(s) T. C. Gower sign, seal and as his act and deed deliver the within written deed, and that he, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 14th day of September, A. D. 1954

Patrick C. Fant (Seal)
Notary Public for South Carolina

Evelyn H. Reeves

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, F. P. Cheatham Notary Public, do hereby certify unto all whom it may concern, that Mrs. Louise C. Gower wife of the within named T. C. Gower 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 James M. Joseph, his Heirs 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 within mentioned and released.

GIVEN under my hand and seal this 14th day of September, A. D. 1954

F. P. Cheatham (Seal)
Notary Public for South Carolina

Louise C. Gower

Recorded this 1st day of October 1954, at 11:03 A.M., No. 22294

159-5-2