

TITLE TO REAL ESTATE—PREPARED by HINSON & HAMER, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

FILED GREENVILLE CO. S. C.

JUN 1 10 AM 1959 Know All Men by These Presents:

That R. A. Bowen in consideration of the sum of Ten (\$10.00) and No. 100 in the State aforesaid, 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

R. A. Bowen, Jr., his heirs and assigns,

All that piece, parcel or lot of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 10, Section IV, Lake Forest, as per plat thereof, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book JJ, page 115, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Shannon Drive, joint front corner Lots 9 and 10; and running thence N. 59 -25 E. 196.5 feet to an iron pin; thence N. 34-33 W. 84.3 feet to an iron pin; thence N. 39-14 E. 49.2 feet to an iron pin on Lake Fairfield Drive; thence along Lake Fairfield Drive S. 76-44 W. 223.2 feet to an iron pin; thence around the curve of the intersection of Lake Fairfield Drive and Shannon Drive, the chord of which is S. 23-04 W. 29.6 feet to an iron pin on Shannon Drive; thence along Shannon Drive S. 30-35 E. 150 feet to an iron pin, the point of beginning.

The above-described property is conveyed subject to certain recorded and existing building restrictions, easements and rights-of-way.

The Grantee herein is to pay the 1959 taxes on the above-described property.

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 2nd day of January in the year of our Lord One Thousand Nine Hundred and Fifty Nine.

Signed, Sealed and Delivered in the Presence of [Signatures: E. Jack Smith, M. H. Branham] [Signature: R. A. Bowen] (Seal) (Seal) (Seal) (Seal)

GEORGIA State of South Carolina, Bibb County Greenville County Personally appeared before me E. Jack Smith and made oath that he saw the within named grantor(s) R. A. Bowen sign, seal and as his act and deed deliver the within written deed, and that he, with M. H. Branham witnessed the execution thereof. Sworn to before me this 2nd day of January, A. D. 19 59 [Signature: E. Jack Smith] [Signature: M. H. Branham] (Seal) Notary Public, Bibb County, Georgia My Commission Expires April 2, 1961 Notary Public for South Carolina Georgia

GEORGIA State of South Carolina, Bibb County Greenville County RENUNCIATION OF DOWER I, M. H. Branham Notary Public, do hereby certify unto all whom it may concern, that Mrs. Lottie Felder Bowen wife of the within named R. A. Bowen 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 R. A. Bowen, Jr., 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 2nd day of January, A. D. 19 59 [Signature: M. H. Branham] (Seal) [Signature: Mrs. Lottie Felder Bowen] Notary Public, Bibb County, Georgia My Commission Expires April 2, 1961 Notary Public for South Carolina Georgia

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 1st day of June 19 59, at 10:01 A.M., No. 31814 277.1-7-16