

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Greenville, S. C.

VOL 874 PAGE 571

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO. S. C.  
AUG 29 10 13 AM '69  
OLLIE FARNSWORTH  
R. M. C.

County Stamps Paid \$203.50  
See Act No.380 Section 1

KNOW ALL MEN BY THESE PRESENTS, that WE, LOUISE EARLE AND INDIA EARLE PEPPER,

in consideration of Ten and No/100 (\$10.00) and other valuable consideration Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

CHANTICLEER REAL ESTATE CO., a South Carolina corporation, its successors and assigns:

ALL that certain piece, parcel or tract of land, situate and being on both sides of South Carolina Highway No. 253 at the intersection of said highway and Agnew Road in Greenville County, South Carolina, and being bounded and described as follows:

BEGINNING at a stone at the corner of lands of Waco F. Childers, Jr., et al, (formerly M. L. Donaldson lands) and J. Ed Means Subdivision (formerly lands of A. W. Holliday); thence with the lands of J. Ed Means Subdivision S. 65-3/4 E. 28.35 chains to an iron pin; thence N. 38-1/2 E. 4.10 chains to a stone in a black oak stump; thence N. 40-1/8 E. 36 chains to an iron bar at the corner of lands now or formerly of John B. Miller and Monaghan Mills; thence N. 81-1/4 W. 15 chains to an iron bar; thence N. 26-1/4 W. 5.30 chains to a stone near Sassafras; thence S. 45-1/4 W. 20.25 chains along the land now or formerly owned by J. Henry Ellison to a poplar near Long Branch; thence N. 77-3/4 W. 6.20 chains to a stone near said branch; thence S. 48-1/3 W. 19.08 chains along the line of property of Waco F. Childers, Jr., et al, (formerly property of M. L. Donaldson) to the beginning corner; said tract containing a total of eighty five and one-half (85-1/2) acres, more or less, as per plat of same made by W. A. Hudson on December 8, 1905, and filed in the Office of the Clerk of Court for Greenville County, South Carolina in Judgment Roll 2486.

LESS HOWEVER, 7.75 acres, more or less, on Agnew Road (formerly Viewpoint Drive) and Long Branch previously conveyed to Duke Power Company and described in deed recorded in the Greenville County R. M. C. Office in Deed Book 202, Page 394.

ALSO, less those portions of the above described property within the present rights-of-way of South Carolina Highway No. 253 and Agnew Road.

Subject to existing easements, restrictions and rights-of-way upon or affecting the above described property.

The above described property is the same property conveyed by J. W. Gray, Master, to Anita Earle by deed dated May 28, 1906, recorded in Deed Book UUU, Page 202, and subsequently devised to the grantors herein by Will of Anita Earle Davis (same as Anita Earle), a copy of which is on file in the Probate Court for Greenville County, South Carolina in Apt. 154, File 15.

For True Consideration See Appendix  
Book 31 Page 247

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 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(s) and seal(s) this 27th day of August 19 69

SIGNED, sealed and delivered in the presence of:

Louise Earle (SEAL)  
India Earle Pepper (SEAL)

George E. Eaves (SEAL)  
Samuel A. Prattelbaum (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27th day of August 1969

Samuel A. Prattelbaum (SEAL)  
Notary Public for South Carolina

My Commission Expires: My Commission Expires 1/1/1971

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER WOMAN GRANTORS

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

day of 19

Notary Public for South Carolina

My Commission Expires:

RECORDED this 29 day of August 19 69, at 10:13 A. M. No 5221

131-1-4  
131-1-3