

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAMBERS & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MAR 10 3 41 PM '72

TITLE TO REAL ESTATE

OLLIE FARNSWORTH

KNOW ALL MEN BY THESE PRESENTS, that I, Harry Kern Watson

in consideration of Ten (\$10.00) Dollars and partition of real estate.....

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Ruth Watson Smith, her heirs and assigns forever:

ALL my right, title and interest, the same being an undivided one-half (1/2) interest, in and to the following:

ALL that certain piece, parcel and tract of land on the Northwest side of Grove Road in the County of Greenville, State of South Carolina, being shown and designated as Tract 5 on plat of the property of the E. H. Kern Estate, made by W. J. Riddle, Surveyor, in August, 1945, and recorded in the Greenville County R.M.C. Office in Plat Book O, at Page 199, and having, according to said plat, the following description:

BEGINNING at an iron pin in the center of Grove Road, joint front corner of Tracts 4 and 5 and running thence with the line of Tract 4 N 67-30 W 895 feet to an iron pin; thence S 35-10 E 107 feet to a stake; thence S 1-10 W 261 feet to an iron pin, joint rear corner of Tracts 5 and 6; thence with the line of Tract 6 S 76-0 E 716 feet to an iron pin in the center of Grove Road; thence with the center of Grove Road N 27-40 E 200 feet to the point and place of beginning. It being understood that previously a deed was given to the grantee by Ruth Kern Watson conveying a tract fronting 81 feet on Grove Road, and running back in parallel lines to a depth of 350 feet with a rear line of 81 feet, and that the description of this tract is included in the above mentioned description, and both grantor and grantee recognize that title to this portion of Tract 5 is vested in the grantee, and grantor merely quitclaims any interest which he might have in and to this particular portion of Tract 5.

The above described property being the same conveyed to Ruth Kern Watson and James Harry Watson in Deed Book recorded in the Greenville County R.M.C. Office in Volume 334, at Page 467. Both the said James Harry Watson and Ruth Kern Watson having died and the grantor and the grantee herein are the sole heirs at law, reference being made to the appropriate records in the Greenville County Probate Court.

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 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 25 day of February 1972

SIGNED, sealed and delivered in the presence of Harry Kern Watson (SEAL)

Bernice W. Tompkins (SEAL)

Ronald W. Miller (SEAL)

RONALD W. MILLER Notary Public, State of New York Residing in Dutchess Co. No. 14-7952102 Commission Expires March 30, 1972

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25th day of February 1972

Ronald W. Miller (SEAL) Bernice W. Tompkins (SEAL)

RONALD W. MILLER Notary Public, State of New York Residing in Dutchess Co. No. 14-7952102 Commission Expires March 30, 1972

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 25 day of February 1972

Ronald W. Miller (SEAL) Betty Eugenia Tompkins Watson (SEAL)

RONALD W. MILLER Notary Public, State of New York Residing in Dutchess Co. No. 14-7952102 Commission Expires March 30, 1972

RECORDED this 10th day of March 1972 at 3:41 P. M. No. 24264

156-4661-1-28 & 28.1 (NOTE W-1081-11 & W-1193-3)