

104 Londonberry Rd.
Forest, Virginia

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
OCT 4 9 02 AM '76
CLERK S. T. WHEAT

wa 1043 ca. 956

KNOW ALL MEN BY THESE PRESENTS, that George Chaplin, individually and as Executor of the Estate of Mattie B. Chaplin, deceased

in consideration of division of property in settlement of litigation ----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Alice Chaplin Smith, her heirs and assigns forever, subject however to the life estate as hereinafter set forth:

AN undivided one-fourth (1/4) interest in and to the following described land:

ALL that piece, parcel or lot of land, situate, lying and being in Gantt Township, County of Greenville, State of South Carolina, being Tract No. 40, according to a plat by Dalton & Neves, recorded in the R. M. C. Office for Greenville County in Plat Book "L", page 5, containing 2.65 acres, being more fully described as follows: BEGINNING at an iron pin on Stevenson Lane, the joint corner of Tracts Nos. 17 and 40 and running thence along the line of Tracts Nos. 17 and 40, N. 31-0 W. 535 feet to an iron pin, joint corner of Tracts Nos. 16, 17 and 40; thence S. 7-42 W. 489.5 feet to an iron pin; thence S. 10-17 W. 205.4 feet to an iron pin; thence N. 60-53 E. 340 feet to an iron pin on Stevenson Lane; thence with the circle of Stevenson Lane, the chord of which is N. 9-08 E., 67.2 feet to an iron pin; thence S. 86-44 E. 68.7 feet to the point of beginning. - 166 - 247 - 5 - 6

This conveyance is subject to a life estate in the grantor, George Chaplin, which grantor has reserved for his full use, control, income and possession of the property for and during his natural life.

This is the identical property conveyed to Mattie B. Bowman (who by marriage subsequently became Mattie B. Chaplin) by deed of J. Roy Cochran dated 6/21/46, recorded in the R.M.C. Office for Greenville County in Deed Book 294, at page 364. That by deed of the said Mattie B. Chaplin dated 12/7/55 (recorded 12/7/55) in Deed Book 540, at page 286) she conveyed a 1/2 interest to the grantor herein. Mattie B. Chaplin died testate on December 28, 1975, and the within deed is in settlement of litigation, as more fully appears in the records of the probate court for Greenville County in File 1407, Apt. 12.

(subject to life estate as hereinabove set forth.)

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 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 29 day of September, 1976

SIGNED, sealed and delivered in the presence of:

Ernesta L. Omick

Christine J. Chiles

George Chaplin (SEAL)
George Chaplin

Individually and as Executor of the Estate
of Mattie B. Chaplin, deceased (SEAL)

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

SWORN to before me this 29 day of September 19 76.

Ernesta L. Omick (SEAL)
Notary Public for South Carolina

Christine J. Chiles

My commission expires 3-11-80

STATE OF SOUTH CAROLINA }
COUNTY OF }

RENUNCIATION OF DOWER

(N/A, GRANTOR WIDOWER)

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of 19

(SEAL)

Notary Public for South Carolina.

My commission expires

RECORDED this day of OCT 4 1976 10 at 9:02 A.M., No.

1043
ca. 956

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