

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GRANTEES ADDRESS:

109 Hubert St., Greer, S. C. 29651

1095 - 161

KNOWN ALL MEN BY THESE PRESENTS, that BANKERS TRUST OF SOUTH CAROLINA, as Trustee under the Will of F. L. Crow, deceased

in consideration of TWENTY SIX THOUSAND AND NO/100ths Dollars,  
(\$26,000.00)

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

ALL that lot of land in the State of South Carolina, County of Greenville, City of Greer, fronting on the southerly side of Hubert Street a total distance of 82 feet according to a plat of Property of Fred L. Crow, prepared by H. S. Brockman, Surveyor, dated November 21, 1963 and recorded in the RMC Office for Greenville County in Plat Book 6-S at page 27 and having such metes and bounds as appear by reference to such plat.

THIS is the identical property conveyed to the late Fred L. Crow by deed of Helen Fisher Lancaster, recorded on July 13, 1962 in Deed Book 702 at page 218. The said Fred L. Crow died testate on May 23, 1976 and under the terms of his Will the grantor was vested with authority, to convey title to the subject property, in its capacity as Trustee, as will appear by reference to the Probate Records of Greenville County.

The aforementioned deed to the late Fred L. Crow and all previous deeds in the chain of title including the original deed from Mrs. E. A. Westmoreland to M. M. Ellison, recorded in Deed Book 11 at page 55 were drawn without the benefit of a survey and contained an obvious clerical error as to the actual distance of the rear line. — 285 - 624 - 4 - 2

For purposes of further clarification as to the intended boundaries, reference is also made to the following deeds pertaining to adjoining lots:

(1) Deed of Guy A. Gullick, Probate Judge to Marietta Wood, recorded in Deed Book 110 at page 416; (2) Deed from Mrs. E. A. Westmoreland to A. G. McElrath, recorded in Deed Book 6 at page 245; (3) Deed from Mrs. E. A. Westmoreland to Mary Atkins, recorded in Deed Book 17 at page 435, and (4) Deed from Mrs. Emma A. Westmoreland to W. J. Foster, recorded in Deed Book 4 at page 692.

Reference is also made to recorded plats of record in Plat Book LL at page 39 and in Plat Book 5-V at page 54.

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 grantees(s), and the grantee's(s)' heirs, successors and assigns, forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s)' heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees(s) and the grantee's(s)' heirs, successors and assigns against the grantor(s) and the grantor's(s)' heirs, successors and assigns 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 11 day of August 19 78

SIGNED, sealed and delivered in the presence of

BANKERS TRUST OF SOUTH CAROLINA, as Trustee under the Will of F. L. Crow, deceased, (SEAL)

*John D. Allen, Jr.*  
BY: *John D. Allen, Jr.*

Asst. Vice Pres. + Trust Officer

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

DOCUMENTARY STAMP \$52.00

Personally appeared the undersigned witness and made oath that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 11 day of August 19 78

*John D. Allen, Jr.* (SEAL)

Notary Public for South Carolina  
My commission expires: 11/23/80

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER NOT REQUIRED.

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, 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 19 day of August 19 78

Notary Public for South Carolina, My commission expires: 1605

RECORDED this 11th day of August, 1978 at 11:31 A.M.

4328 RV.21