

129 Drummond Court, Greenville, SC 29605

TITLE TO REAL ESTATE- Offices of HILL, WYATT & FAYSSOUX, Attorneys at Law, 100 Williams St., Greenville, S.C.

STATE OF SOUTH CAROLINA

NO TITLE EXAMINATION

VOL 1086 PAGE 749

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that we, EDWARD JAMES WATKINS, JR. and BRENDA LEE WATKINS

in consideration of Ten and No/100 (\$10.00) Dollars and love and affection

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto EDWARD JAMES WATKINS, his heirs and assigns forever:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, on the Eastern side of Drummond Court, being shown as Lot No. 21 on a plat of Fairfield Place recorded in Plat Book BB at page 141, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the Eastern side of Drummond Court front corner of Lot No. 23 and running thence with the line of said lot S 71-34 E 177.8 feet to an iron pin at the rear corner of Lots 6 and 8; thence with the rear line of Lots 8 and 10 N 36-10 W 150 feet to an iron pin, rear corner of Lot No. 12; thence with the line of said lot N 40-34 W 64.9 feet to an iron pin on the Eastern side of Drummond Court; thence with the Eastern side of said Court S 19-14 W 119.9 feet to the beginning corner.

This being the same property conveyed to Edward Watkins and Ida Lou Watkins from Maggie D. King by deed recorded in Deed Book 602, page 76. Ida Lou Watkins died intestate on June 15, 1970 and reference is here made to the Probate Court, Apartment 1350, File 1. Ida Lou Watkins left as her sole heirs at law and distributees, the following: Edward Watkins, grantee herein, and Edward James Watkins, Jr. and Brenda Lee Watkins, grantors herein.

The purpose of this deed is to convey to grantee any and all right, title and interest of the grantors to the real property described herein.

This conveyance is made subject to a ten foot drainage easement running across the rear of said lot as shown on plat and to a 35 foot building line as shown on said plat.

-156-384-1-28

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 1st day of Sept., 1978.

SIGNED, sealed and delivered in the presence of:

Mary R. Compton
Arlene C. Yates

Edward James Watkins, Jr. (SEAL)
Brenda Lee Watkins (SEAL)
Brenda Lee Watkins (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 1st day of Sept., 1978.

Arlene C. Yates (SEAL)
Notary Public for South Carolina

Mary R. Compton

My commission expires 4-2-79

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 1st day of Sept., 1978.

Arlene C. Yates (SEAL)
Notary Public for South Carolina

Maria Lee Watkins

My commission expires 4-2-79

RECORDED this day of SEP 5 1978 at 4:13 P. M., No. 7365

4328 RV-2