

TITLE TO REAL ESTATE - Foster & Richardson, Attorneys at Law, Greenville, S. C.

GRANTEE: BERTHA DOWNER
R#6, B ox 412
Piedmont, S. C. 29673

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
DEC 3 4 42 PM '79
WINKERSLEY
R.M.C.

BOOK 1116 PAGE 758

KNOW ALL MEN BY THESE PRESENTS, that I, Antonio Downer

in consideration of -----one and No/100 (\$1.00)----- Dollars
Love and affection for the within Grantee
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Bertha Downer, her heirs and assigns, forever;

All my interests under the Estate of Thomas H. Downer, filed in the Court of Probate for Greenville County, South Carolina, September, 13, 1979, in and to the below-described property:

All that certain piece, parcel or tract of land, situate, lying and being in the Township of Gantt, County of Greenville, State of South Carolina, containing 14.5 acres, and being a part of the 99.25 acres, more or less, conveyed to Jerry J. Brown and Wesley Brown by Federal Land Bank of Columbia, by deed dated October 1, 1940, and having according to a survey by Piedmont Engineering Company, dated November 21, 1949, the following metes and bounds, to-wit:

Beginning at a point six (6) feet north of an unwidened dirt road and bounded on the East by lands belonging to or formerly belonging to C. T. McClellan; and thence along a line six (6) feet north of said dirt road, S. 52-56 W. 400 feet; thence S. 67-22 W. 400 feet; thence S. 70-24 W. 537 feet; thence N. 14-05 W. 419.9 feet, and being bounded on the west by lands owned by Jerry J. Brown and Wesley Brown; thence N. 6-00 E. 300 feet; thence S. 1-44 E. 121.3 feet being bounded on the north by lands belonging to or formerly to C. T. McClellan; thence along the southern boundary of McClellan's land, S. 85-15 E. 123.3 feet; thence N. 66-45 E. 288 feet; thence S. 83-20 E. 575 feet; thence S. 51-05 E. 270 feet to the point of beginning.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

This is the same property conveyed to Thomas Henry Downer by deed of Richard Downer, William Downer and Dessie Downer recorded in Deed Book 621, Pg. 275, 4/11/59.

(20) 156 - 608.2 - 1-16 (note)

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 8th day of October 1979
SIGNED, sealed and delivered in the presence of Antonio Downer (SEAL)

Maxwell F. Boyl (SEAL)
J. R. Baker (SEAL)

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STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF RICHLAND }
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 8th day of October 1979
Maxwell F. Boyl (SEAL)
J. R. Baker (SEAL)
Notary Public for South Carolina
My commission expires: 3/1/87

STATE OF SOUTH CAROLINA }
COUNTY OF }
RENUNCIATION OF DOWER GRANTEE NOT MARRIED
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
(SEAL)
Notary Public for South Carolina

My commission expires: 3rd day of December 1979 at 4:42 P M. No. 18485
RECORDED this 3rd day of December 1979 at 4:42 P M. No. 18485

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608-2-1-16