

NOV 20 1980

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

DEED AND TITLE TO REAL ESTATE

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KNOW ALL MEN BY THESE PRESENTS THAT I, WILLIAM R. FAIRBANKS for and in consideration of One Dollar and the purchase of real estate paid and hereby acknowledged at and before the sealing of these presents by the grantee have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto:

KENNETH E. SOWELL, HIS HEIRS AND ASSIGNS FOREVER

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina and the County of Greenville being shown as a portion of Lot 7 and adjoining Lot 6 on a plat prepared for Mr. Rick Fairbanks by Arbor Engineering, dated July 10, 1978 and recorded in Plat Book 5M at page 96 and having the following description:

PT OF 463-1-21.5
- 12 - 365 - out of 463-1-21.2 - 20.20MC

BEGINNING at an iron pin 157.01 feet N. 58-03 E. from the Western corner of the intersection of Lots 6 and 7, such iron pin lying at a point on the joint property line of lots 6 and 7; and running thence S. 66-51 E. 161.97 feet; thence turning and running n.30-48 E. 130.67 feet; thence turning and running N. 23-27 W. 73.82 feet to a point on the joint property line of Lots 6 and 7; thence turning and running S. 58-03 W. to the point of beginning; Plus a permanent easement with full use and enjoyment of the twenty foot wide strip of land encircling the above deeded tract of land; being a portion of the land conveyed to the grantor by deed of Lawrence E. McNair dated Sept. 21, 1978 and recorded in deed book 1088 at page 374.

It is the intention of the Grantor and Grantee that this tract shall become a portion of Lot No. 6. After a portion from the Northern side of Lot 6 is deeded contemporaneous hereto the exact dimensions of Lot No. 6 are shown on a plat entitled "Lots 2,3,4,5,6,7 and 8 Located on Paris Mountain: prepared by Arbor Engineering, dated Nov. 16, 1979 and recorded in Plat Book _____ at page _____.

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 hold all and singular the premises before mentioned unto the grantee, his heirs and assigns forever. And the Grantor does hereby bind himself, his heirs, assigns, executors and administrators to warrant and forever defend all and singular said premises unto the grantee, his heirs and assigns forever and against him, his heirs and assigns forever and everyone whomsoever claiming or to claim the same or any part thereof.

WITNESS my hand and seal this _____ day of December, 1979.

William R. Fairbanks

WILLIAM R. FAIRBANKS (SEAL)

SIGNED, sealed and delivered in the presence of:

[Signature]

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE PROBATE

Personally appeared before me the undersigned, who, being first duly sworn states that (s)he saw the above grantor sign, seal and as his act and deed deliver the above deed and that (s)he, along with the other witness signed above witnessed the execution thereof.

[Signature]

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