

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I. Clarence B. Gapen,

in consideration of the sum of Fifteen Hundred and no/100 (\$1,500.00) DOLLARS,

to Peoples State Bank of South Carolina,
(the receipt whereof is hereby acknowledged) have Granted, Bargained, Sold, and Released, and by these presents do Grant, Bargain, Sell, and Release unto the said Peoples State Bank of South Carolina:

All that certain lot of land situate at the northeast corner Park Avenue
and Townes Street, and having the following notes and bounds, to-wit:

Beginning at an iron pin on the North side of Park Avenue, being the Southwest
corner of lot conveyed Dec. 18, 1923, by Gapen Restaurant Company, a corporation, to
Lucy T. Gapen, and running thence with the western line of her lot in a northerly
direction 72 feet to property line in the rear; thence along rear property line in a
westerly direction 85 feet to an iron pin in Townes Street; thence along Townes
Street in a Southerly direction 72 feet to the intersection of Park Avenue; thence
with said avenue in an easterly direction 85 feet to the point of beginning, being
the western and major portion of the lot conveyed to Gapen Restaurant Company by
Louise S. Thomas by deed dated August 4, 1921, and recorded in Book 73, page 117,
R. M. C. office for Greenville County, and being the same lot of land conveyed
December 18, 1923, to Clarence B. Gapen by Gapen Restaurant Company.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.
TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, unto the said Peoples State Bank of South Carolina,
its successors

AND I do hereby bind myself and my heirs, executors and administrators, to warrant and
forever defend, all and singular, the said premises unto the said Peoples State Bank of South Carolina, its successors,

and assigns against myself and my heirs, and against
every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 8th day of December
in the year of our Lord one thousand nine hundred and thirty one and in the one hundred and fifty sixth
year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
W. A. Jones, } Clarence B. Gapen. (L. S.)
Lyde Hipp } (L. S.)

U. S. Stamps Cancelled, \$.....and.....Cents.
S. C. Stamps Cancelled, \$ 3.....and.....00 Cents.

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

PERSONALLY appeared before me Lyde Hipp
and made oath that he saw the within named Clarence B. Gapen,
sign, seal, at a as his act and deed, deliver the within written Deed; and that he, with
W. A. Jones, witnessed the execution thereof.

SWORN to before me, this 8th
day of December A. D. 1931
W. A. Jones, (L. S.)
Notary Public for S. C. } Lyde Hipp

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

RENUNCIATION OF DOWER

I, W. A. Jones, do hereby certify
unto all whom it may concern, that Mrs. Lucy T. Gapen,
the wife of the within named Clarence B. Gapen,
did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without compulsion, dread or fear
of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named Peoples State Bank of South Carolina, its successors
and assigns, all her interest and estate, and also her right and claim of Dower of, in, or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal, this 8th
day of December A. D. 1931
W. A. Jones, (L. S.) } Lucy T. Gapen,
Notary Public for S. C.

RECORDED FOR