

TITLE TO REAL ESTATE—Prepared by HINSON, TRAXLER & HAMER, Attorneys, Greenville, S. C.

FEB 5 12 25 PM 1954

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

CLIFF FAIRBANKS R.M.C.

Know All Men by These Presents:

That I, Y. P. McCarter in the State aforesaid, in consideration of the sum of One Thousand One Hundred Fifty and No/100 (\$1,150.00) DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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

LAKE FOREST, INC., its successors and assigns:

All that piece, parcel or lot of land in Butler Township, County of Greenville, State of South Carolina, being bounded on the North, East and South by property of Lake Forest, Inc. and on the West by other property of the grantor; being 1.98 acres more or less according to plat of the said property prepared by Piedmont Engineering Service, dated June 26, 1953, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the Northeasterly boundary of property of Y. P. McCarter at joint corner with property of Lake Forest, Inc.; thence S. 83-24 E. 167.8 feet to an iron pin; thence S. 5-30 W. 554 feet to an iron pin; thence S. 80-10 W. 147.3 feet to an iron pin on the boundary of other lands of the grantor; thence N. 3-29 E. 587.4 feet to an iron pin on the common boundary of property of the grantor and grantee, the point of beginning.

The herein named grantee is to pay the 1954 taxes on the above described property.

The grantor does hereby grant for the use of the grantee and the general public a fifty (50) foot right-of-way for a road on the Southerly end of this tract of land; the said right-of-way to be located as shown on plat of Property of Lake Forest, Inc. made June 26, 1953 which plat is recorded in the R. M. C. Office of Greenville County, South Carolina in Plat Book "FF", page 95.



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 grantee(s) hereinabove named, and its Successors and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this First day of February in the year of our Lord One Thousand Nine Hundred and Fifty-three-four

Signed, Sealed and Delivered in the Presence of

Signatures of J. P. Spencer, L. E. Baldwin, and Y. P. McCarter with seals.

State of South Carolina, Greenville County

Personally appeared before me J. P. Spencer

and made oath that he saw the within named grantor(s) Y. P. McCarter sign, seal and as his act and deed deliver the within written deed, and that he, with L. E. Baldwin witnessed the execution thereof.

Sworn to before me this First day of February, A. D. 1954

Signature of J. P. Spencer

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Stassie R. McCarter wife of the within named Y. P. McCarter did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto LAKE FOREST, INC., its Successors and Assigns, all her interest and estate, and also all 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 First day of February, A. D. 1954

Signature of Stassie R. McCarter

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 5th day of February 1954 at 12:23 P.M. No. #2740

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