

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

FEB 15 9 49 AM 1963

KNOW ALL MEN BY THESE PRESENTS, that W. T. Bidwell and Christine K. Bidwell

OLLIE FARRNSWORTH
R.M.C. Dollars,

in consideration of One Thousand Five Hundred and no/100

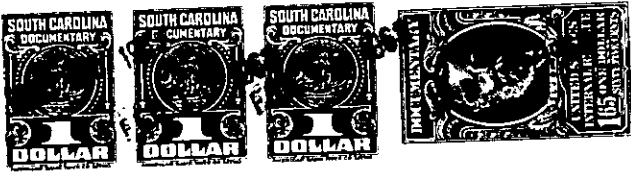
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Talton C. Roberts, his heirs and assigns forever:

All that lot of land in the County of Greenville, State of South Carolina, known as Lot 25 and the portion of property to the rear and southwest of Lot 25, located between Lot 25 and the lake, as shown on plat of Pine Brook Extension, recorded in plat book W at page 73, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Edwards Road, at the corner of Lot 24, and running thence S 73-06 W, 304.6 feet to an iron pin; thence S 73-06 W, 50 feet, more or less, to a point on the edge of the lake; thence following the edge of the lake on an approximate course of N 21-45 W, 40 feet, more or less, to a point; thence N 62 E, 50 feet, more or less, to the joint rear corner of Lots 25 and 27; thence N 62 E, 295.9 feet to an iron pin on the southwestern side of Runyon Drive; thence S 48-53 E, 78.8 feet to an iron pin on the western side of Edwards Road; thence S 21-20 W, 39 feet to the point of beginning. A portion of Lot 25, included in the above metes and bounds description, was previously conveyed to the grantee by deed dated January 2, 1959, and it is the intent and purpose of this deed to convey all of Lot 25 unto the grantee, together with that portion to the rear of Lot 25 in order that the grantee will own lots, 25, 26 and 27, and the strip of land between these lots and the lake.

The above property is a portion of that conveyed to us in deed book 419 at page 540 and book 585 at page 391. Said property is subject to restrictive covenants of record. See deed book 484 at page 69. The purpose of this deed is to permit the grantee to use and enjoy the lake shown on said plat with the understanding that the grantor shall retain control of the lake and its use thereof by others, but shall not constitute an easement.



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 14th day of February 1963.

SIGNED, sealed and delivered in the presence of:

Charles W. Sence
James H. Young

W. T. Bidwell (SEAL)
Christine K. Bidwell (SEAL)
Christine K. Bidwell (SEAL)

STATE OF SOUTH CAROLINA }
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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 14th day of February 1963.

Charles W. Sence (SEAL)
Notary Public for South Carolina.

James H. Young

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 14th day of February 1963.

Charles W. Sence (SEAL)
Notary Public for South Carolina.

Mrs Christine K. Bidwell
Christine K. Bidwell

RECORDED this 15th day of February 1963, at 9:49 A. M., No. #20794

PT OF P15.11-6-35-1
OUT OF P15.11-6-10
-271- P15.11-6-35