

FILED
GREENVILLE CO. S. C.
Stokes Building, Greenville, S. C.

TITLE TO REAL ESTATE—Offices of JACK L. BLOOM, Attorney at Law,

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUL 13 11 15 AM 1967

OLLIE W. HENNINGWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that JOSEPHINE S. BERKLEY

in consideration of Two Thousand and no/100 (\$2,000.00) - - - - - Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto FREDERICK W. HESSE and HARRIET S. HESSE, their heirs and assigns forever:

ALL that piece, parcel, or lot of land, situate, lying, and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 96, Section I, Lake Forest, a plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book GG, Page 17; and also the lot of land adjoining Lot No. 96 on the westerly side thereof and having, according to a plat of a portion of Lake Forest, Inc., made by Piedmont Engineering Service, June 26, 1954, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book P, Page 103, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Lake Fairfield Drive, joint front corner of Lots Nos. 95 and 96, and running thence S 33-54 W 141.4 feet to a point where the joint rear corners of Lots Nos. 95 and 96 intersect the high-water line of Lake Fairfield; thence with the highwater line of Lake Fairfield as the line, the traverse line being N 66-02 W 100 feet to a point where the western side line of Lot No. 96 intersects the highwater line of Lake Fairfield; thence with the creek as the line, the traverse line being N 0-38 W 152.9 feet to a point; thence continuing with the creek as the line, N 45-13 W 177.1 feet to a 12-foot drainage easement; thence along said 12-foot drainage easement, N 58-43 E 51.5 feet to an iron pin on Lake Fairfield Drive; thence along Lake Fairfield Drive as follows: S 34-15 E 61.4 feet; S 39-33 E 62.3 feet; S 56-06 E 106.4 feet, and S 56-06 E 124.2 feet to an iron pin, the point of beginning. The conveyance is made subject to a right of way executed by the grantor to Wade Hampton Water and Sewer District Commission, as well as recorded and existing building restrictions, easements, and rights of way. Being the same conveyed to William Berkley by deed of Lake Forest, Inc., dated December 6, 1956, recorded in said R. M. C. Office in Deeds Book 571, Page 333. William Berkley subsequently died intestate in Greenville, South Carolina, (see Apartment 703, File 22, Probate Court, Greenville County), leaving as his sole heirs his wife, the grantor herein, and their children, Doris B. New and Lawrence N. Berkley, who have conveyed their interests in the above property to the grantor.

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)' hand(s) and seal(s) this 29th day of June 19 67.

SIGNED, sealed and delivered in the presence of:

Ruth M. Emerson
Margaret W. Kelly

Josephine S. Berkley (SEAL)

_____ (SEAL)

STATE OF ~~SOUTH CAROLINA~~ NEW YORK
COUNTY OF ~~GREENVILLE~~ WESTCHESTER

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)' act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 29th day of June 19 67.

Maurice P. Deen
Notary Public for ~~SOUTH CAROLINA~~ New York
My Commission expires: 3/30/69

MAURICE P. DEEN
NOTARY PUBLIC, State of New York
(SEAL) No. 60-0858100
Qualified in Westchester County
Term Expires March 30, 1969

Ruth M. Emerson

RENUNCIATION OF DOWER

NOT REQUIRED.

the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned respectively, did this day appear before me, and each, upon being privately and separately examined by and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever re-heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, mentioned and released.



Notary Public for South Carolina.

RECORDED this 13th, day of July 19 67 at 11:15 A. M., No. 1757

277-2-12-98