

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that THOMAS J. BROWN

in consideration of Thirty-Five Thousand and No/100 (\$35,000.00)----- 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 STEVE C. POWELL and KAREN R. POWELL, their heirs and assigns, forever;

ALL that certain piece, parcel or lot of land with the improvements thereon, lying, and being situate in Fairview Township, County of Greenville, State of South Carolina, containing 13.53 acres in accordance with plat made for Thomas J. Brown, dated February, 1971, by C.O. Riddle and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin in the center of Scuffletown Road, joint front corner with property of Terrace Acres Subdivision, thence with Terrace Acres Subdivision, S. 63-06 W. 247 feet to an iron pin; thence along property of Johnny R. and Lillie M. Brown, N. 24-46 W. 518.5 feet to an iron pin in the center of a County Road, being 250 feet from the intersection of said County Road and Scuffletown Road; thence continuing along the center of said County Road, S. 85-00 W. 143.7 feet to an iron pin; thence S.88-09 W. 460.8 feet to an iron pin at the joint corner with property of Catherine D. Carroll Tr.; thence along the Carroll property N. 10-38 W. 160 feet to an iron pin; thence N. 51-26 W. 81.6 feet to an iron pin; thence N. 89-35 W. 140 feet to an iron pin at the corner of property of Lamar and Brenda Brown; thence along the line of said Brown property, N. 29-12 E. 711.2 feet to an iron pin in the center of Gilder Creek; thence along the meanders of said creek, S. 35-42 E. 100.5 feet; thence S. 48-08 E. 100.5 feet; S. 2-37 E. 39.1 feet; S. 42-25 E. 285 feet; N. 84-38 E. 248.1 feet to an iron pin in Scuffletown Road; thence along Scuffletown Road, the following courses and distances, S. 21-51 E. 463.7 feet; S. 25-51 E. 300.3 feet; S. 28-58 E. 99 feet to an iron pin, being the point of beginning.

LESS, HOWEVER:

ALL that certain piece, parcel or lot of land with improvements thereon lying, being and situate in the County of Greenville, State of South Carolina, containing 10.96 acres including roadways as set forth on plat and being more fully described in accordance with place made for Thomas J. Brown dated February, 1971, by C.O. Riddle, R.L.S., to-wit: (continued on back)

16(116) 548.2 -1-21.3

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 1st day of February, 19 84

SIGNED, sealed and delivered in the presence of:

*Karen R. Gracely*  
*Christine B. Giles*

*Thomas J. Brown* (SEAL)  
Thomas J. Brown (SEAL)  
STATE OF SOUTH CAROLINA (SEAL)  
COUNTY OF GREENVILLE (SEAL)  
TAX \$ 70.00 (SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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 1st day of February 19 84

*Christine B. Giles* (SEAL)  
Notary Public for South Carolina

*Karen R. Gracely*

My commission expires 11/19/90

STATE OF SOUTH CAROLINA } GRANTOR NOT MARRIED  
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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 19 day of February 19 84

Notary Public for South Carolina. (SEAL)

My commission expires

RECORDED this 19 day of February 19 84

GREENVILLE COUNTY  
09552  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
★ FEB 16 '84  
P.B. 15911  
38.50

0405

4328-72

2 FEB 16 84 1533 4.0001