

JUL 6 11 52 AM '70

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TITLE TO REAL ESTATE—Offices of Earle H. Bowman & R. H. C. Wooten, Attorneys at Law, Greenville, S. C.
R. H. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Greenville County
Stamps
Paid \$ 20.35
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that I, David C. Burdge, of Greenville County

in consideration of Eighteen Thousand, Five Hundred and No/100 (\$18,500.00)-----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

Jimmie Lee Bowman and Lorraine S. Bowman, their heirs and assigns forever:

All that certain piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known as Lot #44 of a subdivision known as Coral Ridge, according to a plat prepared by Piedmont Engineering Service, dated March 1963, and recorded in the R. M. C. Office for Greenville County in Plat Book XX at Page 119, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Walker Springs Road, joint front corner Lots 44 and 45, running thence along the line of these lots, S. 7-05 W. 179.1 feet to an iron pin in the line of Lot 43; running thence N. 83-48 W. 90.3 feet to an iron pin on the eastern side of Hastings Circle; thence along the eastern side of Hastings Circle, N. 8-20 E. 154.6 feet to an iron pin at an intersection, which intersection is curved, the chord of which is N. 52-30 E. 35.9 feet to an iron pin on the southern side of Walker Springs Road; thence along the southern side of Walker Springs Road, S. 83-20 E. 61.6 feet to an iron pin, point of beginning; being the same conveyed to me by Mauldin Construction Company by deed dated January 5, 1965, recorded in Deed Vol. 764 at Page 596.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s), or on the premises.

LESS, HOWEVER, that property taken by the South Carolina State Highway Department through condemnation being described in the Notice of Condemnation dated January 15, 1970 and described as follows: "All that parcel or strip of land within 28 feet of the center line of the survey on the left, between approximate survey stations 12+82 and 13+64; being bounded by lands of Robert C. Spake, et al. on the east, by other lands of David C. Burdge on the South, by Hastings Circle on the west and by Road S-622 on the North.

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 3rd day of July 1970

SIGNED, sealed and delivered in the presence of:

David C. Burdge (SEAL)
David C. Burdge

Patrick H. Grayson
Mary S. Martin

PROBATE
SOUTH CAROLINA DOCUMENTARY 30 DOLLARS (SEAL)
SOUTH CAROLINA DOCUMENTARY 5 DOLLARS (SEAL)
SOUTH CAROLINA DOCUMENTARY 1 DOLLAR (SEAL)
SOUTH CAROLINA DOCUMENTARY 1 DOLLAR (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 3rd day of July 1970

Patrick H. Grayson (SEAL)
Notary Public for South Carolina.

Mary S. Martin

My Commission Expires: 11-19-79

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 3rd day of July 1970

Patrick H. Grayson (SEAL)
Notary Public for South Carolina.

Janice A. Burdge
Janice A. Burdge

My Commission Expires: 11-19-79

RECORDED this 6 day of July 1970 at 11:52 A. M., No. 386

276-731-2-A-1