

TITLE TO REAL ESTATE—PREPARED BY W. W. WALKINS, ATTORNEY AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, T. L. Wofford, individually and as Executor of the estate of Martha R. Wofford

in consideration of Two Thousand (\$2,000.00) - - - Dollars,

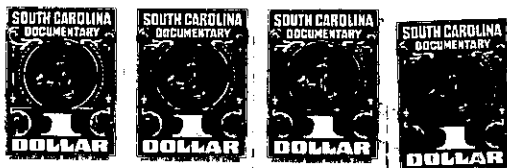
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Ben Rowland, his heirs and assigns,

All that piece, parcel or lot of land in the state and county aforesaid, being known and designated as Lot No. 16 as shown on a plat of Fore Estates subdivision, recorded in the RMC Office for Greenville County in Plat Book BB at page 61, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on Staunton Bridge Road, joint front corners of Lots Nos. 15 and 16, and running thence along the line of said lots N. 70-40 W. 207.1 feet to an iron pin line of Lot 17; thence running with line of said lot S. 19-20 W. 80 feet to an iron pin; thence running S. 70-40 E. 211.6 feet to iron pin on Staunton Bridge Road; thence running with Staunton Bridge Road, N. 16-14 E. 80.1 feet to iron pin point of beginning.

This is the same lot of land conveyed to T. L. Wofford and Martha R. Wofford by M. W. Fore by deed recorded Oct. 23, 1962 in vol. 709 page 323 of the RMC Office for Greenville County, S. C., and is conveyed subject to restrictions recorded in vol. 495 page 523 and to any recorded easements, rights of way or those shown on the ground.

Martha R. Wofford died testate January 6, 1970 and Toy Latham Wofford the grantor herein was appointed Executor of her estate as will appear by reference to her will on file in the Probate Court for Greenville County in Apartment 1118 file 21.



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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 assigns, against the grantor'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 3 day of December 1970. SIGNED, sealed and delivered in the presence of: Derobia C. Hall, W. Walkins, T. L. Wofford (SEAL), individually and as Executor of the estate of Martha R. Wofford (SEAL), (SEAL), (SEAL)

STATE OF SOUTH CAROLINA } PROBATE 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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 3 day of December 1970. W. Walkins (SEAL), Derobia C. Hall (SEAL). Notary Public for South Carolina. MY COMMISSION EXPIRES JANUARY 1, 1980. MY COMMISSION EXPIRES NOVEMBER 23, 1980.

STATE OF SOUTH CAROLINA } RENUCIATION OF DOWER COUNTY OF GREENVILLE

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 3 day of December 1970. Derobia C. Hall (SEAL), Bessie G. Wofford (SEAL). Notary Public for South Carolina. MY COMMISSION EXPIRES JANUARY 1, 1980. MY COMMISSION EXPIRES NOVEMBER 12, 1979.

RECORDED this 3rd day of December 1970 at 12:43 P. M. No. 1713078

166-247-5-42