

BANNISTER

TITLE TO REAL ESTATE- Offices of HILL, WYATT & WATSON, Attorneys at Law, 100 Williams St., Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Grantee's Address:

1134 Pendleton St.
Greenville, S.C. 29605
SLEY

BOOK 1125 PAGE 816

KNOW ALL MEN BY THESE PRESENTS, that James F. Howard, Jr., as Executor and Individually; Mary Howard Crosland, Charles T. Howard and Louise Howard Floyd

in consideration of Ten and No/100 (\$10.00) and the equal partition and division of the Estate of the late Nora Lee Riddle Howard, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto BENJAMIN GILES HOWARD, his heirs and assigns forever:

All that piece, parcel or lot of land known and being shown as Lot No. 28, a portion of Lots Nos. 27 and 21 and as one-half of a former street known as Whitmire Street; all of which is shown on Plat No. 1 of the Brandon Mills property recorded in Plat Book C at Page 76 and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of a former street known as Whitmire Street and on the South side of Pendleton Street, said point being approximately 275 feet, more or less, from the intersection of Pendleton Street and Textile Street; thence along Pendleton Street S 70-41 E 95 feet to an iron pin on the front line of Lot No. 27 (15 feet East of the former corner of Lot No. 27); thence S 22-45 W 221 feet to an iron pin on the Northern side of Lot No. 19; thence N 70-41 W 70 feet to an iron pin on the Eastern side of the former street known as Whitmire Street; thence continuing N 70-41 W 25 feet to the center of said former street; thence N 22-45 E 221 feet along the said center line to the beginning corner.

This being the same property conveyed to James F. Howard by the following: That deed of H. B. Seyle, recorded in the RMC Office for Greenville County on March 31, 1922, in Deed Book 73 at page 531; that deed of Nora Watson Smith and John Irvin Smith recorded in the RMC Office for Greenville on May 19, 1948 in Deed Book 347 at Page 163; and that renouncement of claim or right by the City of Greenville in and to that former street known as Whitmire Street to the abutting owners, recorded in the RMC Office for Greenville County in Deed Book 893 at Page 348.

James F. Howard died April 11, 1967 testate, devising the above property to his widow, Nora Lee Riddle Howard, who died testate October 21, 1978, leaving the above property and all of her estate to the grantors and grantee in equal shares. The grantors and grantee agreed to partition and divide the estate so that the above property may be transferred to the grantee. The grantee agreed to release the Executor, James F. Howard, Jr., the Estate of Nora Lee Riddle Howard, and the grantors from any further claim, right or interest by him in the Estate of Nora Lee Riddle Howard. The grantee does, by acceptance of this deed, renounce, relinquish and set over, assign, bargain and sell any further right of claim or interest in said Estate. The grantors agree they shall save and hold harmless the grantee from any claim against this property arising from the Estate of Nora Lee Riddle Howard, with the exception of any (OVER) 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 13th day of May, 1980.

SIGNED, sealed and delivered in the presence of:

Guy B. Ledge
Marta C. Yates

James F. Howard, Jr., as Executor and Individually (SEAL)
Mary Howard Crosland (SEAL)
Charles T. Howard (SEAL)
Louise Howard Floyd (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 day of 19 80.

Guy B. Ledge (SEAL)
Notary Public for South Carolina.

My commission expires 11/21/84

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this day of 19 80

Guy B. Ledge (SEAL)
Notary Public for South Carolina.

My commission expires 11/21/84

Kathleen B. Howard
Kathleen B. Howard

(CONTINUED ON NEXT PAGE)

RECORDED this day of 19 , at M., No.

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