

TITLE TO REAL ESTATE

ESTES PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY.

KNOW ALL MEN BY THESE PRESENTS, That I, G. W. Estes in the State aforesaid in consideration of the sum of one dollar and love and affection for my wife and my children herein named as Grantees, which consideration I hereby acknowledge paid to me, I hereby grant, bargain, sell and release and by these presents have granted, bargained, sold and released, first reserving unto myself a life estate therein and then after my death unto Kate E. Estes, my wife, for the term of her natural life if she then be living, then after my death and the death of my said wife, Kate E. Estes unto my four children Augustus L. Estes, Kate E. Connor, Louise E. Chastain and Anne E. Wood, the remainder in fee simple to them and their heirs and assigns forever.

FIRST: All that lot of land near the City of Greenville, on the Lowndes Hill Road, designated as Lot No. 2 in a subdivision of J. A. Floyd land, as shown on a plat thereof which is of record in the R.M.C. Office for Greenville County, in Plat Book "G", at page 132, and more particularly described as follows:

BEGINNING at a point on the south side of the said Lowndes Hill Road, at joint corner of Lots Nos. 1 and 2, and running thence with said road S. 65-47 E. 80 feet to corner of Lot No. 3; thence with line of Lot No. 3, S. 15-35 W. 76.8 feet to the joint rear corner of Lots Nos. 2 and 3; thence N. 75-54 W. 75 feet to joint rear corner of Lots Nos. 1 and 2; thence with line of Lot No. 1, N. 12-53 E. 90.6 feet to the beginning corner, and being the same lot of land conveyed to me by E. Inman, Master, by deed dated March 15, 1930, and recorded in Deed Book 140, page 145, R.M.C. Office for Greenville County.

SECOND: All that lot of land situated on the South side of Lucile Avenue, now known as Watts Avenue, in Ward Six of the City of Greenville, County and State aforesaid, and being known and designated as Lot #7, Block "J", according to plat of Chapin Springs Land Company, recorded May 7, 1917, in Plat Book "E", page 41, in R.M.C. Office for Greenville County, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on Lucile Avenue, now known as Watts Avenue, corner of Lots Nos. six and seven and running thence S. 2° W. 125 feet to an iron pin on an alley; thence with Alley N. 88° E. 50 feet to iron pin; thence N. 2° W. 125 feet to an iron pin on Watts Avenue; thence with Watts Avenue S. 88° W. 50 feet to the beginning corner.

This is a deed of gift reserving first a life estate to myself and then a life estate to my wife, Kate E. Estes, the remainder over to my four children herein named.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned first reserving life estate to myself then a life estate to my wife, Kate E. Estes, then the remainder unto my said four children Augustus L. Estes, Kate E. Connor, Louise E. Chastain and Anne E. Wood, their heirs and assigns forever.

And I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantees, their heirs and assigns against me and my heirs and every other person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal this 7th day of March, in the year of our Lord one thousand nine hundred and forty-six.

Signed, Sealed and Delivered
in the Presence of:
Ferry D. Tripp
Louise S. Hightower

G. W. Estes (SEAL)