



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

SEP 11 4 20 PM 1964



Know All Men by These Presents: R. M. C.

That I, Lillian S. Seaborn,

in consideration of the sum of FIVE HUNDRED & NO/100 (\$500.00) in the State aforesaid, DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Robert L. Watkins, Jr. and Tamara A. Watkins, their heirs and assigns, forever:

All that piece, parcel or lot of land in the City and County of Greenville, State of South Carolina, known and designated as the remaining portions of Lots Nos. 8 and 9, Block E. Chapin Springs Land Co., as originally shown on Plat recorded in the R. M. C. Office for Greenville County in Plat Book "E", at Page 41 and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Pearl Avenue at the joint corner of Lots 9 & 10 which iron pin is S. 88-44 W. 114 feet from the Southwest intersection of Pearl Avenue and Houston Street, and running thence S. 2-30 E. 137.5 feet to an iron pin, joint corner Lots 9, 11 & 12; thence with the joint line of Lots 8 & 9 with Lots 12, 14 & 15 S. 86-17 W. 100 feet to an iron pin joint rear corner Lots 7 & 8; thence with the joint line of said Lots N. 2-30 W. 141.6 feet to an iron pin on the South side of Pearl Avenue; thence with the South side of said Avenue N. 88-44 E. 100 feet to an iron pin, together with all the right, title, interest and estate of the Grantor in and to Pearl Avenue, a Street 30 feet in width lying immediately to the North of said lots, less, however, that part or portion of the above lots conveyed or granted to the City of Greenville and/or The South Carolina State Highway Department as a right-of-way and/or easement and/or grant for South Church Street, running from West Washington Street to Augusta Street in the City of Greenville which easement and/or right-of-way and/or grant takes the greater portion of said lots leaving a triangular shaped lot fronting 140 feet, more or less, on South Church Street, and on the Eastern side thereof and having a depth of 122.5 feet, more or less, on the former course of S. 2-30 E. and a depth of 66 feet, more or less, on the former course of S. 86-17 W. These lots were formerly shown on the City Block Book and County Tax Maps on Sheet 94, Block 6 as Lots Nos. 2 and 3, and being the remainder of these two lots conveyed to the Grantor by the deeds of W. H. Houston, Trustee, and Henry Fleming, et al, recorded in the R. M. C. Office in Deed Book 241, at Page 171, and in Deed Book 484, at Pages 63 through 65, respectively.

500-94-6-243

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 said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 11th day of September in the year of our Lord One Thousand Nine Hundred and Sixty-four

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: George E. Richardson, Jr. and W. B. Price

Lillian S. Seaborn (Seal) and five blank lines for seals

State of South Carolina, Greenville County

Personally appeared before me George E. Richardson, Jr.

and made oath that he saw the within named grantor(s) Lillian S. Seaborn sign, seal and as her act and deed deliver the within written deed, and that he, with W. B. Price witnessed the execution thereof.

Sworn to before me this 11th day of September, A. D. 1964. W. B. Price (Seal) Notary Public for South Carolina

Handwritten signature of George E. Richardson, Jr.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER WOMAN GRANTOR

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever

relinquish unto Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this day of A. D. 19 (Seal) Notary Public for South Carolina

Recorded this 11th day of September 1964, at 4:20 P. M., No. 7772