

TITLE TO REAL ESTATE - Prepared by WILLIAM I. BOUTON, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that BENJAMIN F. WATKINS

in consideration of EIGHTEEN THOUSAND AND NO/100THS (\$18,000.00)----- 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 KENNETH E. WALKER, HIS HEIRS AND ASSIGNS FOREVER:

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, Paris Mountain Township, designated as Lot No. 3 on a plat of Property of Benjamin F. Watkins prepared by Terry T. Dill, RLS, on November 21, 1977, containing 0.456 acres, more or less, and having the following courses and distances:

BEGINNING at an iron pin at the joint front corner with Lot No. 2 on the Eastern side of Scaly Bark Road, and running thence a new line N. 85-16 E. 180.6 feet to an iron pin; thence S. 19-08 E. 55 feet to an old iron pin; thence S. 34-50 E. 45 feet to an iron pin; thence along a new line S. 72-56 W. 175 feet to an iron pin on Scaly Bark Road; thence along the right of way of said road N. 24-18 W. 137.3 feet to the beginning.

THIS being a portion of the property conveyed to the Grantor by Joe L. Watkins by deed dated and recorded on June 26, 1956, in the RMC Office for Greenville County in Deed Book 555 at Page 477.

- 312-428-1-5.7
OUT OF 428-1-5.1

THIS conveyance is made subject to any and all restrictions, easements, rights of way or zoning ordinances that may appear of record on the recorded plat(s) or on the premises.

GRANTEE to pay the 1978 County taxes on said property.

to have and to hold all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining to the grantor(s) 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 JANUARY 19 78.

SIGNED, sealed and delivered in the presence of:

Benjamin F. Watkins (SEAL)
BENJAMIN F. WATKINS (SEAL)

W. E. Connor
Blanche Connor

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 3RD day of JANUARY 19 78.

Lida C. Brewster (SEAL)
Notary Public for South Carolina
My Commission expires February 12, 1980

W. E. Connor

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 JANUARY 19 78.

Lida C. Brewster (SEAL)
Notary Public for South Carolina

Maurine S. Watkins
MAURINE S. WATKINS

RECORDED this day of JAN 12 1978

5:01 P. M., No. 20918

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