

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that I, SHIRLEY M. BAGWELL,

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in consideration of One and No/100 (\$1.00) Dollars, and other good and valid consideration the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto CLAUDE D. BAGWELL, his heirs and assigns forever:

ALL of my undivided one-half (1/2) interest in and to that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, known and designated as lot # 51, on plat of Section 2, Coachman Estates, made by Campbell & Clarkson, Surveyors, Inc., February 4, 1972. Recorded in Plat Book 4-R, at Page 29, R.M.C. Office for Greenville County, South Carolina, and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the east side of Carriage Drive, the joint front corner of lot 50 and 51; thence with the joint lines of said lots S. 87-00 E. 150 feet to an iron pin; S. 3-00 W. 80 feet to an iron pin corner of lot #52; then with line of said lot N. 87-00 W. 150 feet to an iron pin on the east side of Carriage Drive; thence with the east side of said drive N. 3-00 E. 80 feet to the beginning corner.

This being the same property conveyed to the Grantor herein by deed of Ronald D. and Betty J. Taylor dated May 14, 1976, and recorded May 19, 1976, in the S.M.C. Office for Greenville County, South Carolina, in Deed Book 1036 at Page 514.

This conveyance is made subject to restrictions recorded in Volume 935, Page 333, and to recorded easements and rights-of-way and those shown on said plat.

As part of the consideration for the conveyance of this property to both the Grantor and the Grantee, these parties agreed to take this property subject to the existing note and mortgage in the original amount of \$17,750 executed in favor of Aiken Speir Mortgage Bankers, Florence, S. C., and recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 1250 at Page 322. This matter is not affected by this conveyance.

together with all and singular the rights, members, benefacements 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)' heirs or successors and assigns forever. And the grantor(s) do hereby bind the grantee(s) and the grantee(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)' heirs or successors and against every person who ever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand and seal this 10th day of November, 1980.

SIGNED, sealed and delivered in the presence of

Richard J. R. Parkman
L. H. Taylor

Shirley M. Bagwell (SEAL)
Shirley M. Bagwell (SEAL)
(Seal)
(Seal)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and male oath that she saw the within named grantor(s) sign and seal and as the grantor(s) and seal, deliver the within instrument and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 10th day of November, 1980.

Notary Public, State of Florida
Notary Public, State of Florida at Large
My Commission Expires My Commission Expires Jan. 31, 1982

Richard J. R. Parkman
Witness

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

(NOT NECESSARY -- GRANTOR FEMALE)

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the within named female(s) of the above named grantor(s) do hereby appear before me, and each upon being privately and separately examined by me, did declare that she, he, jointly, severally, and in that any combination, deed in favor of any person who so ever, now or hereafter, and forever relinquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of
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Notary Public for South Carolina

RECORDED BY
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