190-04 Quencer Rd., St. Albans, New York

TITLE TO REAL ESTATE–Offices of Riley and Riley, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Laura F. Fleming, Ella Mae F. Vance, Lilly Foster Garrett Joe Fred Foster, Edna F. Perry, Conestee F. Conyers and Jess Foster, Jr.

in consideration of Ten and No/100--------and division of property----------($10.00)-- 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 Willie A. Foster and Claire Foster, their heirs and assigns forever: All our right title and interest in and to:

ALL that certain piece, parcel or tract of land located on Jonesville Road, being shown as Tract F on plat of property of Laura Fleming, et. al, prepared by Webb Surveying and Mapping Company, dated February, 1978, which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book _____ at Page _____, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in or near the center of Jonesville Road at the joint front corner of Tracts E & F and running thence S. 50-10 W. 166.32 feet to a stake near the Northwesterly edge of said Jonesville Road; thence S. 7-29 E. 71.06 feet to a nail and cap in bridge over Jonesville Road, at the center line of Gilder Creek; thence with center line of said Creek, the meandors of which are as follows: S. 77-39 W. 199.64 feet to an iron pin; and N. 83-23 W. 252.18 feet to an iron pin; and N. 4-12 E. 185.40 feet to an iron pin; and N. 40-36 W. 174.58 feet to an iron pin and white oak; thence leaving said Creek and running N. 48-07 E. 565.55 feet to an iron pin at the joint rear corner of Tracts E & F; thence with joint line of said Tracts, S. 25-36 E. 556.85 feet to a point in the center of Jonesville Road, the beginning corner, containing 6.455 acres, more or less.

-136- 550.3- -9

THIS being a portion of the same property devised to the grantors and grantee herein by the Will of Jess Foster. Jess Foster departed this life on June 5, 1971, leaving a Will whereby he devised his real estate to his children: Laura F. Fleming, Ella Mae F. Vance, Lilly Foster Garrett, Joe Fred Foster, Edna F. Perry, Conestee F. Conyers, Willie A. Foster and Jess Foster, Jr., share and share alike. The above stated Will is on file in the Office of the Probate Court for Greenville County, S.C. in Apartment 1427, File 20.

ALL of the heirs of Jess Foster have agreed upon a division of said real estate. The within Deed is made pursuant to said agreement.

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 10 day of August, 1978.

SIGNED, sealed and delivered in the presence of:

Frances Fleming
Johnnie L. Dulaney

Ella Mae F. Vance (SEAL)
Joseph Foster (SEAL)
Conestee F. Conyers (SEAL)
Laura F. Fleming (SEAL)
Willie Foster (SEAL)
Edna F. Perry (SEAL)
Jess Foster, Jr. (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 10th day of August 1978

Notary Public for South Carolina (SEAL)
My commission expires: 10-25-87

Frances Fleming

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 7 day of August 1978

Notary Public for South Carolina. (SEAL)
My commission expires

Gladys Foster
Annetta Foster

RECORDED this _____ day of NOV 21 1978 at 10:51 A. M. No. 15783

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