



FILED GREENVILLE CO. S. C. BOOK 772 PAGE 269

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

APR 29 4 28 PM 1965



KNOW ALL MEN BY THESE PRESENTS, that I, W. T. Bidwell

in consideration of Twenty Five Hundred and no/100 (\$2500.00) 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 Jack W. Perry and Tempie Perry, their heirs and assigns, forever:

All of that lot of land in the County of Greenville, State of South Carolina, being shown as a portion of Lot 37 on plat of Pine Brook Extension, recorded in Plat Book W at Page 73 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Edwards Road at the eastern rear corner of Lot 36 and running thence N. 53-45 W. 176 feet to an iron pin; thence N. 73-50 W. 110 feet to an iron pin; thence N. 10 W. 153.75 feet; thence in a southeasterly direction, approximately S. 60 E. 335 feet, more or less, to an iron pin on the western side of Edwards Road; thence with said Road, S. 12-23 W. 134 feet to the point of beginning. This is a portion of the property conveyed to W. T. & Christine K. Bidwell in Deed Book 416 at Page 540 and Deed Book 585 at Page 391. Said property is subject to the restricted covenants of record in Deed Books 543, Page 307; 462, Page 33; 469, Page 309, subject to certain releases from the restrictions as to Lots 17, 18, 19 and 20 together with an action against Charles G. Boesendahl, et al. Reference should be had unto Deed Books 517, Page 159 and 528, Page 430.

Christine K. Bidwell died testate on the 10th day of March, 1965 as will appear by Apartment 897, File 20. By her Will, Christine K. Bidwell devised all of her property unto W. T. Bidwell.

The grantor reserves unto himself, his heirs and assigns a right of way and/or easement to use the present drainage ditch now installed across said property from his home to the creek and further, likewise, reserves the right to cross said lot for the purpose of connecting on to the sewer system and right to use as a drainage easement the spillway from the dam, now constructed. The Grantor shall retain and reserve the rights of action, as the same may be, as against the Wade Hampton Water and Sewer District and/or others with reference to the construction of the sewer line. See plat book BBB page 85.

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 21 day of April 19 65. SIGNED, sealed and delivered in the presence of: Charles W. Sence, Gloria J. Burgin, W. T. Bidwell (SEAL)

STATE OF SOUTH CAROLINA PROBATE COUNTY OF GREENVILLE 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 21 day of April 19 65. Charles W. Sence (SEAL) Gloria J. Burgin

STATE OF SOUTH CAROLINA 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 day of 19 (SEAL) Notary Public for South Carolina.

-271- P15.11-6-471 OUT OF P15.11-6-47