

FEB 26 4 45 PM '71

OLLIE FARNSWORTH
R. M. C.

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TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Greenville, S. C.

STATE OF SOUTH CAROLINA

For True Consideration See Affidavit

COUNTY OF GREENVILLE

Book 33 Page 165

KNOW ALL MEN BY THESE PRESENTS, that I, R. JACK FOSTER,

in consideration of Ten and No/100 (\$10.00) Dollars,
and other valuable consideration

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

CHANTICLEER REAL ESTATE CO., its successors and assigns forever:

All those pieces, parcels or lots of land, situate, lying and being on the southwestern side of Crosby Circle in the City of Greenville, Greenville County, South Carolina, being shown as Lots 58, 59, and a portion of an un-numbered lot lying northwest of and adjacent to Lot 59 on plat of Paramount Park recorded in Plat Book W, Page 57, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Crosby Circle at the joint front corner of Lots 57 and 58, and running thence along the line of Lot 57 S. 64-21 W. 150 feet to an iron pin; thence N. 25-39 W. 290 feet to a point in the center of a branch; thence along the center of the branch, the traverse line being N. 78-01 E. 154.4 feet to a point in the center of a branch; thence to and along Crosby Circle S. 25-39 E. 253.5 feet to the beginning corner; being the same property conveyed to the grantor herein by deed of L. A. Moseley dated February 26, 1970, recorded in Deed Book 885, Page 129.

Subject to existing easements, restrictions and rights-of-way upon or affecting said property.



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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 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(s) and seal(s) this 26th day of February 19 71.

SIGNED, sealed and delivered in the presence of:

Earle M. Pruitt

R. Jack Foster (SEAL)

Nancy P. Case

(SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

PROBATE

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 26th day of February 19 71.

Earle M. Pruitt (SEAL)
Notary Public for South Carolina.
My commission expires 1/21/75

Nancy P. Case

STATE OF SOUTH CAROLINA }
COUNTY OF

RENUNCIATION OF DOWER GRANTOR UNMARRIED

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.

My commission expires 26th February 19 71 11:45 P. #19952

15-115-3-3-3445