

TITLE TO REAL ESTATE-Prepared by RAINEY, FANT & McKAY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

OLLIE FARNSWORTH Know All Men by These Presents:
R. M. C.

That I, Melvin O. Brown in the State aforesaid, in consideration of the sum of Fourteen thousand five hundred and no/100----- DOLLARS, (\$14,500.00)

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

J. Fred Koster, Jr. and Mabel S. Koster, their heirs and assigns, forever:

ALL that lot of land, with buildings and improvements thereon, on the Northern side of Carolina Avenue, in the City and County of Greenville, being shown as Lot 13 on plat of Section B of Gower Estates, recorded in the RMC Office for Greenville County in Plat Book XX, at pages 36 and 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Carolina Avenue, at the joint front corner of Lots 13 and 15 and running thence along Lot 15 N. 7-14 W. 170 feet to an iron pin; thence N. 82-41 E. 80 feet to an iron pin; thence S. 7-14 E. 170 feet to an iron pin on the Northern side of Carolina Avenue; thence along Carolina Avenue S. 82-41 W. 80 feet to the beginning corner.

The above is the same property conveyed to the Grantor, Melvin O. Brown and Shirley P. Brown by deed recorded in Deed Book 791 at page 222. Subsequently Shirley P. Brown died intestate and left as sole heirs at law Melvin O. Brown, her husband, and three children, namely: Shirley Denis Brown, Melvin O' Bryant Brown, II, and Kimberly Ann Brown, and their interest is being conveyed to the Grantee by deed of the Mastuer, pursuant to the Order of the Court.

This conveyance is subject to all restrictions, set back lines, roadways, easements and rights-of-way, if any, affecting the above-described property.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's (s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's (s') Heirs 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 and seal this 8th day of December in the year of our Lord One Thousand Nine Hundred and Seventy-one

Signed, Sealed and Delivered in the Presence of

Melvin O. Brown (Seal)

Patrick C. Fant, Jr. (Seal)
John M. Dillard (Seal)
John M. Dillard (Seal)
John M. Dillard (Seal)
John M. Dillard (Seal)
15-98 (Seal)

State of South Carolina, }
Greenville County

Personally appeared before me John M. Dillard

and made oath that he saw the within named grantor(s) Melvin O. Brown sign, seal and as his act and deed deliver the within written deed, and that he, with Patrick C. Fant, Jr. witnessed the execution thereof.

Sworn to before me this 8th day of December, A. D. 19 71

Patrick C. Fant, Jr. (Seal)
Notary Public for South Carolina
My Commission expires 4-17-79

John M. Dillard (Seal)
John M. Dillard (Seal)

State of South Carolina, }
Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant, Jr.

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Sylvia W. Brown wife of the within named Melvin O. Brown did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto J. Fred Koster, Jr. and Mabel S. Koster, their Heirs and Assigns, all her interest and estate,

and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 8th day of December, A. D. 19 71

Patrick C. Fant, Jr. (Seal)
Notary Public for South Carolina
My Commission expires 4-17-79
Cancelled documentary stamps attached: S. C. \$ U. S. \$

Sylvia W. Brown