

3 Crafton Street, Avondale Forest, Taylors, South Carolina

TITLE TO REAL ESTATE-Prepared by ~~Charles S. Parnell, Jr.~~, Attorney at Law, Greenville, S. C.  
STATE OF SOUTH CAROLINA GREENVILLE CO. S.C.

VOL 1040 PAGE 972

COUNTY OF GREENVILLE ) No 10 11 05 AM '76

KNOW ALL MEN BY THESE PRESENTS, that ~~WILLIAM B. GOWANS~~ R.M.C. and PHYLLIS A. GOWANS

in consideration of Thirty-eight Thousand Seven Hundred Fifty and No/100 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 JAMES C. CULBERSON AND ANITA LEE CULBERSON, Their Heirs and Assigns, Forever:

ALL that certain piece, parcel or lot of land lying, situate and being known and designated as Lot No. 29 on a plat of Avondale Forest dated August 18, 1964, by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County in Plat Book BBB at page 37 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Crafton Street at the joint front corner of Lots 28 and 29 and running thence along the common line of said Lots N. 48-44 E. 150 feet to an iron pin in the rear line of Lot 26; thence turning and running S. 41-16 E. 100 feet to an iron pin at the joint rear corner of Lots Nos. 29 and 30; thence running along the common line of said Lots S. 48-44 W. 150 feet to an iron pin on the northeasterly side of Crafton Street; thence running along said street N. 41-16 W. 100 feet to an iron pin, the point of beginning.

THIS is the same property conveyed to the Grantors by Deed of Wolfgang K. Nelson and Judi H. Nelson recorded April 24, 1973 in Deed Book 973 at page 162.

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THIS conveyance is subject to all easements, rights-of-way, and restrictions of record, and to matters which an inspection of the premises would or should reveal, and to matters which would appear by recent survey.



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Greenville County  
42.90  
Act No. 350 Sec. 1

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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 whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 9 day of August 19 76

SIGNED, sealed and delivered in the presence of:

Cynthia J. Edwards  
James S. Parnell

William L. Gowans (SEAL)  
Phyllis A. Gowans (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)  
(SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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)' 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 9 day of August 19 76

James S. Parnell (SEAL)  
Notary Public for South Carolina.

Cynthia J. Edwards

My Commission Expires 5/13/80

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)' 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

9 day of August 19 76  
James S. Parnell (SEAL)  
Notary Public for South Carolina.

Phyllis A. Gowans

RECORDED this 10 day of AUG 10 1976 at 11:05 A.M. No 3850