

11717 Larry Rd.
Fairfax, Virginia

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Vol 1044 PAGE 63

KNOW ALL MEN BY THESE PRESENTS, that George Chaplin, individually and as Executor of the Estate of Mattie B. Chaplin, deceased

in consideration of division of property in settlement of litigation ----- 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 Betty Chaplin McDonald, her heirs and assigns forever, subject however to the life estate as hereinafter set forth:

AN undivided one-fourth (1/4) interest in and to the following described land:

ALL that piece, parcel or tract of land, situate, lying and being on the south-west side of Stevenson Lane, in Gantt Township, in Greenville County, South Carolina, being shown as lot No. 41 on plat of Dixie Farms, made by Dalton and Neves, Engineers, December, 1939, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book L, Page 5, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the southwest side of Stevenson Lane at the joint front corner of lots 39 and 41, and running thence along the line of Lot No. 39, S. 18-36 E. 249.7 feet to an iron pin; thence S. 62-05 W. 390 feet to an iron pin; thence N. 75-13 W. 235.7 feet to an iron pin; thence N. 20-10 E. 182.3 feet to an iron pin; thence N. 60-53 E. 410.8 feet to an iron pin in Stevenson Lane; thence with the curve of Stevenson Lane (the chord being S. 80-33 E. 73.5 feet) to an iron pin to the beginning corner. -106-247-S-7 (NOTED)

This conveyance is subject to a life estate in the grantor, George Chaplin, which grantor has reserved for his full use, control, income and possession of the property for and during his natural life.

This is the identical property conveyed to George M. Chaplin by deed of M. W. Fore dated November 21, 1959, which was recorded in the R.M.C. Office for Greenville County on December 23, 1959 in Deed Book 641, at page 214. That by deed dated December 23, 1959 the grantor herein conveyed a 1/2 interest in the above described property to Mattie Lee Chaplin. Mattie B. Chaplin died testate on December 28, 1975, and the within deed is in settlement of litigation, as more fully appears in the records of the Probate Court for Greenville County in File 1407, Apartment 12.

(subject to life estate as hereinabove set forth.)

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 29 day of September 19 76.

SIGNED, sealed and delivered in the presence of:

Ernesta Y. Smith
Christine J. Chiles

George M. Chaplin (SEAL)
George Chaplin (SEAL)
Individually and as Executor of the (SEAL)
~~estate of Mattie B. Chaplin, deceased~~ (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(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 29 day of September 19 76

Ernesta Y. Smith (SEAL)
Notary Public for South Carolina

Christine J. Chiles

My commission expires 3-11-78

STATE OF SOUTH CAROLINA }
COUNTY OF }

RENUNCIATION OF DOWER
(N/A, GRANTOR WIDOWER)

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of 19

Notary Public for South Carolina

My commission expires

RECORDED this OCT 5 1976 19, at 10:01 A / M, No. 8225

3000

1328 RW-2