

585 West 204 St., New York, New York

TITLE TO REAL ESTATE—Offices of Riley and Riley, Greenville, S. C.

VOL 1092 PAGE 380

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Laura F. Fleming, Ella Mae F. Vance, Lilly Foster Garrett Edna F. Perry, Conestee F. Conyers, Jess Foster, Jr., and Willie A. Foster

in consideration of Ten and NO/100-----and division of property-----(\$10.00)-----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 Joe Fred Foster, his heirs and assigns forever:

ALL our right title and interest in and to:

ALL that certain piece, parcel or lot of land located on Jonesville Road, being shown as Tract D on plat of property of Laura Fleming, et al, prepared by Webb Surveying and Mapping Company, dated February 1978, which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book _____ at Page _____, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Jonesville Road, joint front corner of Tracts D and E and running thence with the joint line of said tracts, N. 18-57 W. 658.35 feet to an iron pin; thence N. 48-07 E. 271.61 feet to an iron pin at the joint rear corner of tracts C and D; thence with the joint line of said tracts, S. 18-04 E. 739.67 feet to a point in center of Jonesville Road; thence with the center line of said Road, S. 65-10 W. 240 feet to the beginning corner, containing, according to said plat, 3.913 acres, more or less.

THIS being a portion of the same property devised to the grantors and grantee herein by the will of Jess Foster. Jess Foster departed this life on June 5, 1971, leaving a Will whereby he devised his real estate to his children: Laura F. Fleming, Ella Mae F. Vance, Lilly Foster, Joe Fred Foster, Edna F. Perry, Conestee F. Conyers, Willie A. Foster and Jess Foster, Jr., share and share alike. The above state Will is on file in the Office of the Probate Court for Greenville County, S.C. in Apartment 1427 File 20.

ALL of the heirs of Jess Foster have agreed upon a division of said real estate. The with in deed is made pursuant to said agreement.

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 10 day of August, 1978

SIGNED, sealed and delivered in the presence of:

James Fleming (SEAL)
Johnnie S. Swiney (SEAL)
Ella Mae F. Vance (SEAL)
Laura F. Perry (SEAL)
Conestee F. Conyers (SEAL)
Willie A. Foster (SEAL)

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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 10th day of Aug 1978
U.S. Swiney (SEAL) *James Fleming*
Notary Public for South Carolina
My commission expires: 10-25-87

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)'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 7 day of OCTOBER 1978
Daniel King (SEAL)
Notary Public for South Carolina
My commission expires: _____
Annella Foster
James Foster

RECORDED this NOV 21 1978 day of at 10:51 A. M. No. 15745

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