

P.O. Box 10127 F.S.

HORTON, DRAWDY, HAGINS, WARD & BLAKELY, P.A. 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

VOL 108 PAGE 408

KNOW ALL MEN BY THESE PRESENTS, that I, V. STOKES BROWNING

in consideration of Twenty-Five Thousand and no/100ths (\$25,000.00)----- 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 JOHN A. HAGINS, JR. AND PRISCILLA F. HAGINS, their heirs and assigns  
forever:

ALL that lot of land situate on the Northeast side of Wembley Road in the City of Greenville, in Greenville County, South Carolina shown as Lot No. 44 on Plat of Section F of Gower Estates made by R. K. Campbell and Webb Surveying & mapping Co., November 1965, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book JJJ, Page 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Wembley Road at the joint front corner of Lots 44 and 45 and runs thence along the line of Lot 45, N. 56-10 E. 254.9 feet to an iron pin; thence S. 26-30 E. 222 feet to an iron pin; thence with the line of Lot 43, S. 33-56 W. 185.4 feet to an iron pin on the northeast side of Wembley Road; thence with the curve of Wembley Road (the chord being N. 16-14 W. 78.7 feet) to an iron pin; thence still with the curve of Wembley Road (the chord being N. 48-49 W. 66.2 feet) to an iron pin; thence with the curve of Wembley Road (the chord being N. 64-53 W. 91 feet) to an iron pin; thence with the curve of Wembley Road (the chord being N. 51-33 W. 38.0 feet) to an iron pin; thence still with the curve of Wembley Road (the chord being N. 37-30 W. 38 feet) to the beginning corner.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and rights of way, if any, affecting the above described property. For restrictions, applicable to Section F of Gower Estates, see Deed Book 790, Page 139, and is subject to the drainage easement crossing the lot as shown on the recorded Plat mentioned above.

DERIVATION: See Deed Book 934 at Page 325, *Comyers and Hower, Inc. dated Jan. 21, 1972*

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 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 18<sup>th</sup> day of December 19 78  
SIGNED, sealed and delivered in the presence of V. Stokes Browning (SEAL)

Adm. Drury  
Priscilla F. Hagins

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX CO.  
STAMP TAX \$ 50.00

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
PROBATE - 599 - 268-4 - 7 - 10  
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 18<sup>th</sup> day of December 19 78  
Adm. Drury (SEAL)  
Notary Public for South Carolina  
My commission expires:  
Priscilla F. Hagins

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 18<sup>th</sup> day of December 19 78  
Adm. Drury (SEAL)  
Notary Public for South Carolina  
My commission expires: 31<sup>st</sup> day of  
Linda D. Browning  
LINDA D. BROWNING

RECORDED this 29<sup>th</sup> day of DEC 29 1978, at 10:56 A.M.  
268-4-7-10  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
\$ 27.50

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