

23-181

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PERMITS, That

The South Carolina Department of Highways and Public Transportation (formerly South Carolina State Highway Department),

in the State aforesaid, for and in consideration of the sum of Four Thousand Nine Hundred and NO/100 (\$4,900.00) Dollars, to it in hand paid at and before the sealing of these presents, by Julius C. Bowens, Jr., in the State aforesaid, (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, unto the said

Julius C. Bowens, Jr., his Heirs and Assigns:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the Northeastern side of Calhoun Street, fronting on Calhoun Street for a distance of 46 feet and running back from Calhoun Street in parallel lines for a distance of 70½ feet.

THIS being the same property conveyed to the grantor herein by deed of Earlina Rosemond, dated June 27, 1980, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1128 at Page 340.

This land is referred to as Tract 803.

ALSO

ALL that certain piece, parcel or tract of land approximately 5,505.75 square feet, situate, lying and being in the State of South Carolina, County of Greenville in the City of Greenville, bounded by the lands of G. Taft Joseph on the North, South by land of Florence Handerson and Earlina Rosemond.

This being the same property heretofore conveyed to the Grantor by deed of Triangle Construction Company dated May 8, 1978. A previous deed for said property having been conveyed by Benjamin Arnette Lykes and Mary E. Patterson is recorded in Deed Book 923 at Page 253 and shown on Tax Map at 75-1-6, Greenville County Courthouse.

This land is referred to as Tract 804.

ALSO

ALL that certain, piece, parcel, or lot of land, approximately 5,505.75 square feet, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and according to a plat prepared of said property by Dalton & Neves, Engineers, September, 1965, and which said plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6-S, at Page 56, having the following courses and distances, to-wit:

BEGINNING at an iron pin on the northern edge of North Calhoun Street, joint corner with Lot No. 3 and which said point is 216.9 feet west of the north western intersection with Birnie Street, and running thence with the edge of North Calhoun Street, S. 48-09 W. 55 feet to an iron pin on the edge of said street; thence, N. 18-26 W. 148 feet to an iron pin on the southern edge of Alvin's Alley; thence running with the edge of said alley, N. 57-00 E. 12.5 feet to an iron pin on the edge of said alley; thence running with the common line with Lot No. 3, S. 35-02 E. 135.5 feet to an iron pin on the edge of North Calhoun Street, the point of beginning.

The within property is the identical property conveyed to the Grantor herein by deed of G. Taft Joseph, dated September 25, 1978, and recorded in the RMC Office for Greenville County, South Carolina, on said date in Deed Book 1088, at page 537.

This land is referred to as Tract 805.

The consideration for this land (Tracts 803, 804 and 805) is Two Thousand Five Hundred and NO/100 (\$2,500.00) Dollars.

ALSO

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, property herein granted is within 30 feet of the survey centerline on the right of McCall Street relocation centerline and to include all that area on the left owned by the grantor between survey stations 8 + 62 and 10 + 40. Also herein granted is a 20 X 20 foot triangular area on the right of approximately survey station 10 + 15 at the intersection of McCall Street relocation and Markley Street. This being (entire portion of the property conveyed) to the Grantor herein by deed of Webster Oil Company, dated March 14, 1978, a previous deed from Sittion Buick Company to Webster Oil Company recorded in Deed Book 545 at Page 489 on February 21, 1956, Greenville County Courthouse.

The consideration for this land (Tract 812-B) is Two Thousand Four Hundred and NO/100 (\$2,400.00) Dollars.

Grantee's Address: Post Office Box 416
Greenville, South Carolina 29602

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 said Julius C. Bowens, Jr., his Heirs and Assigns forever. And the said South Carolina Department of Highways and Public Transportation (formerly South Carolina State Highway Department) does hereby bind itself and its successors, to warrant and forever defend all and singular the said premises unto the said Julius C. Bowens, Jr., his Heirs and Assigns, against itself and its successors lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF the South Carolina Department of Highways and Public Transportation (formerly South Carolina State Highway Department) has caused these presents to be executed in its name by W. P. Ragin, its Chief Commissioner, and by J. G. Rideoutte, its Secretary-Treasurer, and its corporate seal to be hereto affixed this 30th day of June, in the year of our Lord, one thousand nine hundred and eighty-six, and in the two hundred and tenth year of Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of

Alvin H. Davis
Witness

Patricia B. Duce
Witness

SOUTH CAROLINA DEPARTMENT OF HIGHWAYS
AND PUBLIC TRANSPORTATION (FORMERLY
SOUTH CAROLINA HIGHWAY DEPARTMENT)

BY: W. P. Ragin
Chief Commissioner

BY: J. G. Rideoutte
Secretary/Treasurer

Hereunto duly authorized and
empowered.

CAH

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PERSONALLY appeared before me Alice H. Davis who, in oath, says that he/she saw the within named South Carolina Department of Highways and Public Transportation (formerly South Carolina Highway Department) by W. P. Bagin its Chief Commissioner and by J. O. [unclear] its Secretary-Treasurer, sign the within Deed, and the said Corporation, by said officers, seal said Deed, and, as its act and deed, deliver the same, and that he/she with Patricia B. Grice witnessed the execution thereof.

Alice H. Davis
Witness

SWORN to before me this 22nd day

of June, 1986.

Edward V. Kelly (Seal)
Notary Public for South Carolina

My Commission Expires: September 9, 1987