

TITLE TO REAL ESTATE

NO OPINION GIVEN

STATE OF SOUTH CAROLINA
COUNTY OF CHEROKEE

KNOW ALL MEN BY THESE PRESENTS, that I, Howard D. Eggers

000159

In consideration of

Five and no/100ths (\$5.00) Love and Affection, and as a gift

BBHW

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Philip R. Eggers, his heirs and assigns: A one-fourth (1/4) undivided interest in and to the below described property

ALL that certain piece, parcel or lot of land lying, being and situate in Cherokee County, South Carolina, about one mile northeast of Gaffney on the north side of Cherokee Avenue between 11th and 12th Streets and further described as follows: BEGINNING at a stake on Cherokee Avenue at intersection of 11th Street and running said 11th Street N. 12-30 W. for 163 feet to stake; thence N. 81-00 E. 95 feet to stake; thence N. 13-15 W. 365 feet to stake on H.L. Evans line; thence along the line of H.L. Evans S. 85-45 E. 245.6 feet to stake, corner of 12th Street; thence S. 11-45 E. 547 feet to stake on Cherokee Avenue; thence N. 84-15 W. 170.6 feet and N. 83-30 W. 180 feet along Cherokee Avenue to beginning point, containing 3.26 acres, more or less.

This lot is further described on plat of J. Vernon Phillips, C.E., dated May 28, 1952 and is the identical property conveyed to Arthur Eggers by deeds of Mrs. Minnie Settlemyer dated Feb. 23, 1944 and recorded in the office of the Clerk of Court for Cherokee County, S.C. in Vol. 3-D, Page 27, Josie Ella Fitzgerald dated Feb. 23, 1944 and recorded in Vol. 3-D, Page 28 and Mrs. Minnie Settlemyer and Josie Ella Fitzgerald, dated February 23, 1944, and recorded in Vol. 3-D, Page 26, LESS: lot retained by me, Arthur Eggers, which fronts on 11th Street and is not covered in description above.

LESS: That certain piece, parcel or lot of land located at the corner of 11th Street and Cherokee Ave. and running N. 12-30 W. 163 feet to point; thence S. 01-00 E. approximately 127 feet; thence turning and running S. 11-45 E. approximately 175 feet to point; thence with Cherokee Avenue N. 03-30 W. approximately 145 feet to the point of beginning.

For derivation see deed from Arthur Eggers to Howard D. Eggers recorded in the office of the Clerk of Court for Cherokee County, South Carolina in Deed Book 4-B, at Page 17.

MAILING ADDRESS: 510 11th Street
Gaffney, South Carolina

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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 except as to any public utility, streets or highway rights of way and/or easements and restrictions.

WITNESS the grantor(s)'s hand(s) and seal(s) this 3rd day of January, 19 95

SIGNED, sealed and delivered in the presence of:
Howard D. Eggers (SEAL)
Howard D. Eggers
Jana P. Fox (SEAL)
Jana P. Fox
Leticia Lee Family (SEAL)
Leticia Lee Family

STATE OF SOUTH CAROLINA
COUNTY OF CHEROKEE

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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 3rd day of January, 19 95
Jana P. Fox (SEAL)
Jana P. Fox
Notary Public for South Carolina
My commission expires 11/9/02

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