

Re-recorded to include
Plat recording Book/Page

202300004628 EXEMPT
Filed for Record in
CHEROKEE COUNTY, SC
CHRISTOPHER S PARKER
08-15-2023 At 12:32 pm.
DEED 15.00
Volume 163 Page 1595 - 1598

State of South Carolina

County of Cherokee

Instrument Volume Page
202300004628 163 1595

202300003931 EXEMPT
Filed for Record in
CHEROKEE COUNTY, SC
CHRISTOPHER S PARKER
07-12-2023 At 03:56 pm.
DEED 15.00
Volume 162 Page 1019 - 1020

NO OPINION GIVEN

TITLE TO REAL ESTATE

Instrument Volume Page
202300003931 162 1019

KNOW ALL MEN BY THESE PRESENTS, that **WILLIAM S. WHITLEY**, (hereinafter called "Grantor"), in consideration of **Five and No/100 Dollars (\$5.00) with Love and Affection**, to the Grantor in hand paid at and before the sealing of these presents, by **JAMES M. FOWLER and DIANE M. FOWLER**, (hereinafter called "Grantee") in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

**JAMES M. FOWLER and DIANE M. FOWLER,
AS JOINT TENANTS WITH THE RIGHT OF
SURVIVORSHIP AND NOT AS TENANTS IN COMMON,
THEIR HEIRS AND ASSIGNS FOREVER:**

All that certain piece, parcel or lot of land, with all improvements thereon or to be constructed thereon, lying and being situate in the State of South Carolina, County of Cherokee, on the southeastern side of Lowerys Road, being shown and delineated as Tract 1, containing 579.85 Acres, more or less, on a plat prepared for William S. Witley & James M. Fowler by CBS Surveying & Mapping, Inc., dated April 29, 2023, and recorded in the Register of Deeds for Cherokee County, South Carolina in Volume 163, at Page 1594. Reference to the aforesaid plat is made in aid of further description.

This being a portion of the property devised unto Nancy F. Whitley, et al, via the Estate of Sarah P. Fowler as evidenced by Cherokee County Probate File 2013-ES-11-00177 and Deed of Distribution recorded June 19, 2013 in the Register of Deeds for Cherokee County, South Carolina in Volume 61, at Page 1338. For further reference, see Cherokee County Probate File 2019-ES-11-00186 for Estate of Nancy F. Whitley and corresponding Deed of Distribution recorded in the Register of Deeds for Cherokee County, South Carolina in Volume 118, at Page 1975.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: 12341 Magnetic Drive Brooksville, Florida 34613
Property Address: Lowry's Road Gaffney, SC 29340
TMS No.: 163-00-00-008

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, and the