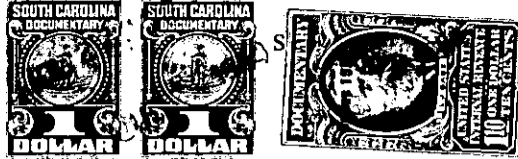


STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



NOV 22 9 51 AM '54

Know All Men by These Presents:

That I, LOIS S. KAY, in the State aforesaid, in consideration of the sum of ONE THOUSAND AND NO/100 (\$1,000.00) Dollars and assumption of mortgage described below,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

PETER FERNANDEZ, and Mary Ann R. FERNANDEZ, their heirs and assigns:

All that piece, parcel or lot of land in Greenville Township, County of Greenville, State of South Carolina, lying and being situate on the Northern side of Prancer Avenue, within the limits of the City of Greenville, South Carolina, being known and designated as Lot No. 269, Pleasant Valley, according to a plat of said sub-division prepared by Dalton & Neves in April, 1946, including additions to said Plat through November, 1948, as recorded in the R.M.C. Office for Greenville County in Plat Book "P", at Page 92, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Prancer Avenue, at joint front corner of Lots No. 268 and No. 269, said pin being 480 feet Southwest of iron pin at common corner of Lots No. 260 and No. 261 on the Northern side of Prancer Avenue at junction of Prancer Avenue with Phoenix Avenue and Long Hill Street; thence N. 0-08 W. 160 feet to an iron pin at joint rear corner of Lots No. 268 and No. 269; thence S. 89-52 W. 60 feet to an iron pin at joint rear corner of Lots No. 269 and No. 270; thence S. 0-08 E. 160 feet to an iron pin at joint front corner of Lots No. 269 and No. 270 on the Northern side of Prancer Avenue; thence along said Avenue, N. 89-52 E. 60 feet to iron pin at joint front corner of Lots No. 268 and No. 269, the point of beginning.

The grantee herein is to pay the 1954 taxes on the above-described property.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that said Note and Mortgage given by Jos. B. Balentine to the Life Insurance Company of Georgia, on which there is a balance due of Four Thousand, Eight Hundred Twenty-One and 61/100 Dollars (\$4,821.61). Said mortgage is recorded in Mortgages Volume 446, at page 268.

This is the same property conveyed by deed recorded in Deeds Volume 480, at page 17.

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 grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 21st day of July in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Anne M. White and Edward Ryan Hamer.

Handwritten signature of Lois S. Kay and four lines for seals.

State of South Carolina, Greenville County

Personally appeared before me Anne M. White

and made oath that she saw the within named grantor(s) Lois S. Kay sign, seal and as her act and deed deliver the within written deed, and that she, with EDWARD RYAN HAMER witnessed the execution thereof.

Sworn to before me this 21st day of July, A. D. 19 54. Edward Ryan Hamer (Seal) Notary Public for South Carolina

Handwritten signature of Anne M. White.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER (GRANTOR A WOMAN)

I,

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this day of A. D. 19 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 22nd day of July 19 54 at 9:58 A. M., No. 16222

222-6-33