

THE STATE OF SOUTH CAROLINA,

JUL 4 10 39 AM 1962

County of Greenville

FILED IN DEEDS

Whereas on or about the 23 of September, 1943 the certain lot of land hereinafter described was deeded to Effie W. Huff, my sister, and to Millie C. Ward, my mother, and each of them became the owner of an undivided one-half interest therein; and whereas I thereafter began the building of a house on a part of the lot and during the said building my mother died on May 22, 1952, and whereas my mother desired for me to have her interest in the said lot, and whereas my brothers and sisters, including Effie W. Huff, undertook to convey to me the undivided one-half interest of my mother, and whereas the Scribner who drew the deed made an error and left out "the undivided one-half interest of my mother" but made the deed read "all of our right, title, and interest to the within described lot" and then described the entire lot and then attempted to restrict the deed to the undivided one-half interest of Millie C. Ward by adding "This being the same lot of land conveyed to Millie C. Ward - - - , she owning a one-half interest therein" and then stating that the deed was a division of the real estate of the mother, Millie C. Ward; and whereas there is ambiguity as to whether or not Effie W. Huff was conveying only her interest in her mother's undivided one-half interest or her interest in the entire tract and whereas I desire to correct said mistake and ambiguity; therefore,

KNOW ALL MEN BY THESE PRESENTS, That I, Paul Ward,

in the state aforesaid, in consideration of the sum of One (\$1.00) Dollars and the aforesaid premises

to me in hand paid at and before the sealing of these presents

by Effie W. Huff

(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 Effie W. Huff an undivided one-half interest, retaining in myself an undivided one-half interest, in and to the following parcel or lot of land, to wit:

All that certain lot of land situated about one mile from the City limits of Greenville in subdivision of Hammett lands, known as "Oakwood", and known as Lot No. 35 according to revised plat made by H. E. Taylor and being part of Lots Nos. 33, 34 and 35 as shown on plat of land known as subdivision of Hammett lands as "Oakwood" fronting 62 feet on Cox Street and runs along Goldsmith Street in parallel lines 183 feet to a 14-foot alley, fronting on said alley 62 feet. This being the same lot deeded to Morgan Austin Company by E. Inman, Master, by deed dated April 2, 1923, recorded in Deed Book 94, page 91, in the R.M.C. office for Greenville County, South Carolina, in which said County said property is located.

This is the same lot of land conveyed to Millie C. Ward and Effie W. Huff by deed recorded in the R.M.C. office for Greenville County in Book 257 at page 111 and is the same tract of land described in the erroneous deed mentioned in the preamble recorded in Deed Book 461 at page 426 in the R.M.C. office for Greenville County.