

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

Know All Men by These Presents:

That Gerald S. Tompkins, Jr. in the State aforesaid,
in consideration of the sum of -Thirty-eight Thousand and No/100 (\$38,000.00)-----DOLLARS,

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 Maxcy C. Boineau, his heirs and assigns:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the Northeast side of Sylvan Way in that area recently annexed to the City of Greenville, in Greenville County, S. C., being shown as part of Lot 89, Lots 90, 91, 92 and 93 on Plat of Marshall Forest made by Dalton & Neves, Engineers, October, 1928, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "H", Pages 133-134, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeast side of Sylvan Way in the front line of Lot 89, said pin being 15.06 feet southeast from the joint front corner of Lots 89 and 90 and runs thence through Lot 89 N. 45-20 E. 199.3 feet to an iron pin on the southwest side of a 10 foot strip of land reserved for pipes and poles; thence along footage reserved for pipes and poles N. 54-10 W. 15.23 feet to an iron pin; thence further along said reserved strip N. 54-40 W. 50.8 feet to an iron pin; thence continuing along said strip, N. 41-40 W. 60 feet to an iron pin; thence with the line of Lot 94, S. 45-20 W. 189.7 feet to an iron pin on the Northeast side of Sylvan Way; thence with the curve of Sylvan Way (the chord being S. 47-15 E., 60 feet) to an iron pin; thence continuing along Sylvan Way, S. 40-42 E. 50 feet to an iron pin; thence still along Sylvan Way S. 39-25 E. 15.06 feet to the beginning corner.

This Conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and rights of way, if any, affecting the above described property.

The Grantee is to pay the 1970 Taxes.

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 his Heirs and Assigns forever.

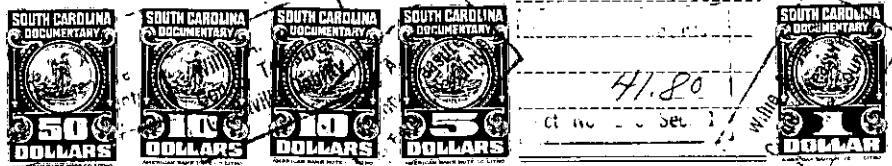
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's (s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's (s) Heirs and Assigns against the grantor(s) and the grantor's (s) Heirs 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 15th day of June in the year of our Lord One Thousand Nine Hundred and seventy.

Signed, Sealed and Delivered in the Presence of

Gerald S. Tompkins, Jr. (Seal)
GERALD S. TOMPKINS, JR. (Seal)

Shirley R. Jameson
Patrick C. Fant



State of South Carolina,
Greenville County

Personally appeared before me Shirley R. Jameson

and made oath that s he saw the within named grantor(s) Gerald S. Tompkins, Jr. sign, seal and as his act and deed deliver the within written deed, and that s he, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 15th day of June, A. D. 19 70
Patrick C. Fant (Seal)
Notary Public for South Carolina

Shirley R. Jameson

My Commission Expires: 4/17/79

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Caroline A. Tompkins wife of the within named Gerald S. Tompkins, Jr. 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 Maxcy C. Boineau

his 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 15th day of June, A. D. 19 70
Patrick C. Fant (Seal)
Notary Public for South Carolina

Caroline A. Tompkins

My Commission Expires: 4/17/79