TITLE TO REAL ESTATE Offices of William B. James, Attorney at Law, 114 Williams St., Greenville, S. C. 29601

VOL 1223 PAGE 341

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, John Vaughan

42 159

in consideration of One Dollar ($1.00) and other valuable consideration

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Toby Neil Capece, his heirs and assigns forever:

ALL MY RIGHT, TITLE AND INTEREST IN AND TO:

ALL that piece, parcel or lot of land situate, lying and being on the south side of West Croft Street, in the City of Greenville, County of Greenville, State of South Carolina, and being more particularly described as follows:

BEGINNING at an iron pin on the south side of West Croft Street, which iron pin is 170 feet in a westerly direction from the southwest corner of Townes and Croft Streets, and running thence S. 1-41 W. 200 feet to an iron pin on a 16-foot alley; thence along the line of said alley N. 83-13 W. 65.5 feet to an iron pin on said alley; thence N. 1-41 E. 200 feet to an iron pin on the south side of West Croft Street; thence along the line of said Street S. 83-13 E. 65.5 feet to the point of beginning.

THIS property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the subject property.

THIS is the identical property conveyed to Macie B. Perkinson by deed recorded in the R.M.C. Office for Greenville County in Deed Book 163 at Page 232. The said Macie B. Perkinson died testate, leaving her property to Elizabeth V. Byrd for life and the remainder to W. Beasley Vaughan, James Henry Vaughan, Jr., Robert Everett Vaughan, Lynwood B. Vaughan, and Walter Vaughan. See Probate Apartment 1187, File No. 14, and deed to South Carolina National Bank, as Trustee, recorded in Deed Book 987 at Page 169. The said W. Beasley Vaughan died testate in Paducah, Kentucky. See exemplified copy, Probate File No. 84ES2301228. The said James Henry Vaughan, Jr. died testate in Arapahoe, Colorado. See exemplified copy, Probate File No. 84ES2301227. The said Robert Everett Vaughan died intestate in Rockingham, North Carolina. See exemplified copy, Probate File No. 84ES2301226.

Grantee's address: 107 Croft Street
Greenville, SC 29609

26-500-5-2-2 NOTE

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof

WITNESS the grantor's(s') hand(s) and seal(s) this 19th day of September 1984

SIGNED, sealed and delivered in the presence of

(L.S.) Barbara J. McKim (SEAL)
(L.S.) Milne B. Keller (SEAL)
(SEAL)
(SEAL)

STATE OF COLORADO
COUNTY OF Arapahoe

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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14th day of Sept 1984

Beth K. Robinson (SEAL)
Notary Public for
My commission expires: My Commission Expires May 24, 1988

Barbara J. McKim

STATE OF COLORADO
COUNTY OF Arapahoe

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this day of 19 84

(SEAL)
Notary Public for
My commission expires

RECORDED this day of OCT 3 1984 19 at 10:17 A/M. No 10215