

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, Frank M. Watkins, Trustee for John A. Watkins, Jr., in the State aforesaid, in consideration of the sum of Five Dollars and Recitals 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 John A. Watkins, Jr., his heirs and assigns forever:

All that certain piece, parcel or lot of land situate in Greenville, County, State of South Carolina, in Greenville Township, on the Eastern side of Wilton Street, and being shown as the rear portions of Lots Nos. 31 and 32, on Plat of the property of Cleveland and Williams, recorded in the R. M. C. Office for Greenville County in Plat Book "B" at Page 5, and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin on the Eastern side of Wilton Street, 80 feet North from the intersection of Wilton Street and West Park Avenue, and running thence along the Eastern side of Wilton Street, N. 14 E. 70 feet to an iron pin, corner of Lot 30; thence with the line of Lot No. 30, S. 76 E. 124 feet to an iron pin corner of Lot No. 33; thence with the line of Lot No. 33, S. 14 W. 70 feet to an iron pin; thence N. 76 W. 124 feet to an iron pin on Wilton Street, the point of beginning.

Said premises being the same conveyed to the grantor by John A. Watkins, Jr., by deed recorded in Volume 452 at Page 432 and this deed is executed for the purpose of vesting the legal title in the premises in John A. Watkins, Jr., the beneficial owner under the terms of the trust set out in deed recorded in Deed Book 452 at Page 432.

GRANTEE TO pay 1954 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 16th day of July in the year of our Lord One Thousand Nine Hundred and Fifty-four.

Signed, Sealed and Delivered in the Presence of [Signature] } Frank M. Watkins (Seal) as Trustee for John A. Watkins, Jr. (Seal)

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me Margaret Loftis and made oath that she saw the within named grantor(s) Frank M. Watkins, as Trustee for John A. Watkins, Jr. sign, seal and a his act and deed deliver the within written deed, and that she, with J. L. Love witnessed the execution thereof.

Sworn to before me this 16th day of July, A. D. 1954 (Seal) Notary Public for South Carolina

STATE OF SOUTH CAROLINA, Greenville County } RENUNCIATION OF DOWER I, J. L. Love Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named Frank M. Watkins, as Trustee for John A. Watkins, 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 John A. Watkins, Jr. his Heirs and Assigns, all her interest and estate, and also 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 16th day of July, A. D. 1954 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ Recorded this 16th day of July 1954, at 11:51 P. M., No. 15830