

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Know All Men by These Presents:

That NICK A. THEODORE

in consideration of the sum of Ten Dollars and Love and Affection in the State aforesaid, 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. THEODORE, his heirs and assigns, a one-half undivided interest in and to the following:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the East side of River Street, in the City of Greenville, County of Greenville, State of South Carolina being shown and designated as Lot No. 8 on plat of property of E. G. Mallard, prepared by Dalton & Neves, Engineers, November, 1932 and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book H, at page 211, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the East side of River Street at the intersection of Utility Street (formerly Cagle Street) and running thence in a Northerly direction on the East side of River Street 104 feet to a point practically midway between the side track and the spur track of the C. & W. C. Railroad; thence in a Southeasterly direction 71.8 feet to a point (which point is 94'6" to a point on the Northeastern side of Utility Street); thence S. 35-10 W. 94'6" to a point on the northeastern side of Utility Street at the joint front corner of Lots 7 and 8; thence along the northeastern side of Utility Street in a northwesterly direction 70 feet to the beginning corner.

The above described property is the same conveyed to the Grantor herein by deed of A. J. Theodore and Loula Theodore dated May 24, 1945 and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 383, at page 116.

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 18th day of April in the year of our Lord One Thousand Nine Hundred and Fifty five.

Signed, Sealed and Delivered in the Presence of

Louise M. Moore
Robert B. Kay

Nick A. Theodore (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina,
Greenville County

Personally appeared before me Louise M. Moore

and made oath that he saw the within named grantor(s) Nick A. Theodore sign, seal and as his act and deed deliver the within written deed, and that he, with Robert B. Kay witnessed the execution thereof.

Sworn to before me this 18th day of April, A. D. 19 55
Robert B. Kay (Seal)
Notary Public for South Carolina

Louise M. Moore

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I,

Notary Public, do hereby certify

GRANTOR UNMARRIED

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

Recorded this 20th day of April 19 55, at 2:51 P.M., No. #10112