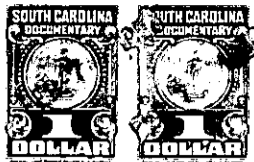


BOOK 544 PAGE 522

TITLE TO REAL ESTATE-Prepared by HINSON, T.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



FEB 7 1 15 PM 1956 OLLIE FARNSWORTH R.M.C.

Know All Men by These Presents:

That JACK D. SEXTON in the State aforesaid, in consideration of the sum of ONE THOUSAND SEVEN HUNDRED FIFTY-FOUR & 59/100 DOLLARS, and assumption of mortgage described below; 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 RAUGHT JASPER BUCHANAN, his heirs and assigns:

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 7, Birdfield Subdivision, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "GG", page 91, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Birdfield Drive, joint front corner Lots 6 and 7, and running thence S. 56-05 E. 269.8 feet to an iron pin, joint rear corner Lots 6 and 7 in the line of McKinney Property; thence along the line of McKinney Property N. 30-19 E. 103.7 feet to an iron pin, joint rear corner Lots 7 and 8; thence N. 56-48 W. 264.9 feet to an iron pin on the Southeasterly side of Birdfield Drive, joint front corner Lots 7 and 8; thence along the Southeasterly side of Birdfield Drive, S. 32-25 W. 80 feet to a concrete marker; thence continuing along the Southeasterly side of Birdfield Drive, S. 33-55 W. 20 feet to an iron pin, the point of beginning.

This deed corrects the metes and bounds, courses and distances as well as the side of Birdfield Drive on which this lot is located as described in Deeds Volume 536, page 131, and is in accordance with a Plat of Property of Raught Jasper Buchanan made by Lewis C. Godsey and James D. Calmes, Jr., October 22, 1955.

This is the same property described in deed recorded in Deeds Volume 536, page 131.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given to M. S. Bailey & Son, Bankers, on which there is a balance due of \$8,085.41; said mortgage being recorded in Mortgages Volume 654, page 298.

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 6th day of February in the year of our Lord One Thousand Nine Hundred and Fifty-Six.

Signed, Sealed and Delivered in the Presence of

Juanita B. Cleland
Edward Ryan Hamer

Jack D. Sexton (Seal)
(Signatures and seals of witnesses)

State of South Carolina, Greenville County

Personally appeared before me Juanita B. Cleland

and made oath that she saw the within named grantor(s) Jack D. Sexton sign, seal and as his act and deed deliver the within written deed, and that she, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 6th day of February, A. D. 1956.
Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Juanita B. Cleland (Signature)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Edward Ryan Hamer Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Margaret H. Sexton wife of the within named Jack D. Sexton 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 Raught Jasper Buchanan, 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 6th day of February, A. D. 1956.
Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Margaret H. Sexton (Signature)

Cancelled documentary stamps attached: S. C. \$ U. S. \$
Recorded this 7th day of February 1956 at 1:05 P.M. M. No. #3398
1103-1-19