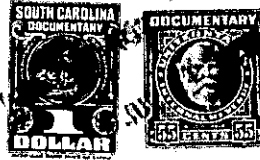


STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

JUL 12 2 46 PM 1957



Know All Men by These Presents:

That WE, CLYDE W. PEARSON and VIRGINIA TUCKER PEARSON

In consideration of the sum of \$500.00 and the assumption of mortgage held by General Mortgage Company in the sum of \$6,045.80 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

JAMES M. BAGWELL, his heirs and assigns forever,

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. 27, Section 2, "Subdivision for Victor-Monaghan Mills, Greenville, S.C." as per plat thereof recorded in the RMC Office for Greenville County in Plat Book "S", at pages 179-181, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Easterly side of Moody Street, joint front corner of Lots 27 and 28, and running thence S. 83-26 E. 107.6 feet to an iron pin on a fifteen foot alley, joint rear corner of Lots 27 and 28; thence S. 7-24 W. 75 feet to an iron pin, joint rear corner of Lots 26 and 27; thence N. 83-26 W. 106.3 feet to an iron pin on the Easterly side of Moody Street; joint front corner of Lots 26 and 27; thence along the Easterly side of Moody Street N. 6-23 E. 75 feet to the point of beginning.

This being the same property conveyed to the Grantors herein by deed of John I. Bruce, Jr. and Dorothy L. Bruce, recorded in Deed Book 542, at page 2, RMC Office for Greenville County.

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 8th day of July in the year of our Lord One Thousand Nine Hundred and Fifty-Seven

Signed, Sealed and Delivered in the Presence of

Geraldine Welch  
Hubert E. Nolin

Clyde W. Pearson (Seal)  
Virginia Tucker Pearson (Seal)  
(Seal)  
(Seal)  
(Seal)

State of South Carolina,  
Greenville County

Personally appeared before me Geraldine Welch

and made oath that she saw the within named grantor(s) Clyde W. Pearson and Virginia Tucker Pearson deliver the within written deed, and that she, with Hubert E. Nolin sign, seal and as their act and deed witnessed the execution thereof.

Sworn to before me this 8th day of July, A. D. 19 57  
Hubert E. Nolin (Seal)  
Notary Public for South Carolina

Geraldine Welch

State of South Carolina,  
Greenville County

RENUNCIATION OF DOWER

I, Geraldine Welch Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Virginia Tucker Pearson wife of the within named Clyde W. Pearson 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 JAMES M. BAGWELL, his

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 8th day of July, A. D. 19 57  
Geraldine Welch (Seal)  
Notary Public for South Carolina.

Virginia Tucker Pearson

Recorded this 12th day of July 19 57 at 2:46 P.M. No. #16526