

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, F.C. BRIGGS, in consideration of the sum of \$1.00 and recitals set forth below 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 QUEEN B. MCKINLEY & JOSEPHINE B. NANCE, Their Heirs and Assigns forever:

Those two certain pieces, parcels or lots of land, situate, lying and being in the City of Greenville, County and State aforesaid, being shown as the front portion (or Southern portion) of Lot No. 12 at the Northeast corner of the intersection of Bethel and Austin Street, and the second parcel being shown as Lot No. 11 on plat of Property of A.C. Davis, made by C.M. Furman, Eng., which plat is recorded in the RMC Office, Greenville County, S.C. in Plat Book F, at page 35, and when described separately having the following metes and bounds, to wit:

PART LOT 12: BEGINNING at an iron pin at northeast corner of Bethel and Austin streets; thence along north side of Bethel Street, N. 72-20 E. 50 feet; thence with line Lot No. 11, N. 4-10 E. 110 feet to iron pin in joint line Lots 11 & 12; thence S. 72-20 W. (parallel with Bethel St.) 50 feet, more or less to iron pin in Austin Street; thence with east side of Austin Street, S. 9-30 W. 22.2 feet to bend; thence continuing with said stree, S. 13-00 E. 87.8 feet to beginning.

LOT NO. 11: BEGINNING at iron pin on north side Bethel Street, corner Lot 12; thence along Lot 12, N. 4-10 W. 221.4 feet to iron pin in Lot 18; thence S. 87 E. 50 feet to corner Lot 10; thence with Lot 10, S. 4-10 W. 221 feet, more or less, to iron pin on Bethel Street; thence with said street, S. 72-20 W. 50 feet to point of beginning. LESS, HOWEVER, that portion of the northern part of Lot No. 11 heretofore sold by the Grantor and the Grantees jointly to J.G. Scott by deed of record in said RMC Office, reference to which is craved.

The property herein conveyed was acquired jointly by the Grantor and the Grantees by Deed recorded in Book 257, page 358, and by Deed recorded in Book 268, page 313, said RMC Office, each of said parties taking a one-third undivided interest. The entire purchase money in each deed was paid by the Grantees herein, and it is the intent of the Grantor, F.C. Briggs, by this deed to transfer his one-third interest to them since no part of the original consideration was paid by him and title was simply taken in his name for convenience.

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 Their 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 28th day of May in the year of our Lord One Thousand Nine Hundred and Fifty Two HIS

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Madly Mowles and Susan Bowen

F.C. BRIGGS (Seal), MARK (Seal), (Seal), (Seal)

State of South Carolina, Greenville County

Personally appeared before me Susan Bowen

and made oath that she saw the within named grantor(s) F.C. Briggs with his mark sign, seal and as his act and deed deliver the within written deed, and that she, with P. Bradley Morrah, Jr. witnessed the execution thereof.

Sworn to before me this 28th day of May, A. D. 1952. Madly Mowles (Seal) Notary Public for South Carolina

Handwritten signature of Susan Bowen

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, P. Bradley Morrah Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Nicey R. Briggs wife of the within named F.C. Briggs 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 or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto QUEEN B. MCKINLEY & JOSEPHINE B. NANCE their 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 28th day of May, A. D. 1952. Madly Mowles (Seal) Notary Public for South Carolina

Handwritten signature of Nicey R. Briggs

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 29th day of May 1952 at 10:55 A. M. No. 12222

190-1-15A