

TITLE TO REAL ESTATE—Leatherwood, Walker, 12204 Mann, Attorneys, East Coffee St., Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

127 FARM ROAD, R. P. O.

Know All Men by These Presents:

That I, W. D. Ridgeway, in the State aforesaid, in consideration of the sum of - - - - One and No/100 (\$1.00) - - - - - 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 Mrs. Ruby Raines, Mrs. Ellis Thompson and Mrs. Frances Traynham, Trustees of the Lebanon Community Club, their successors and assigns:

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, in Dunklin Township, located on S. C. Highway No. 23-69, near the Lebanon Methodist Church, containing .08 acres, and being more fully described as follows, to-wit:

BEGINNING at a nail and cap in the center of S. C. Highway No. 23-69, and running thence along the center of said highway, N. 18 W. 41.9 feet to a nail and cap; thence N. 20 E. 122.6 feet to a stake; thence S. 70 E. 25.2 feet to a stake; thence S. 20 W. 155.6 feet to a nail and cap in S.C. Highway No. 23-69, the point of beginning.

The Grantee is also granted the right to the use of a well on the North-east side of the above described property.

In trust, nevertheless, for the following uses and conditions:

- 1. To be used as a Community Center.
2. If, at any time, for a period of of one year the premises are not used as a Community Center or if the buildings on the premises are permitted to fall into a state of disrepair, the above described premises are to revert to the Grantor, his heirs and assigns, forever.

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 / successors and Assigns forever, so long as the conditions set forth above are met.

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 12 day of March in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Witness, Sealed and Delivered in the Presence of Hazel S. Ridgeway, William C. Arnold, W. D. Ridgeway (Seal), (Seal), (Seal), (Seal)

State of South Carolina, Greenville County Personally appeared before me Hazel S. Ridgeway

and made oath that She saw the within named grantor(s) W. D. Ridgeway sign, seal and as his act and deed deliver the within written deed, and that s he, with William C. Arnold witnessed the execution thereof.

Sworn to before me this 12 day of March A. D. 1954. William C. Arnold (Seal) Notary Public for South Carolina Hazel S. Ridgeway

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, William C. Arnold, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Laura M. Ridgeway, wife of the within named W. D. Ridgeway, 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 Mrs. Ruby Raines, Mrs. Ellis Thompson, and Mrs. Frances Traynham, Trustees of the Lebanon Community Club, 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 12 day of March A. D. 1954. William C. Arnold (Seal) Notary Public for South Carolina Laura M. Ridgeway

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 21st day of April 19 54, at 9:00 A.M., No. #8928