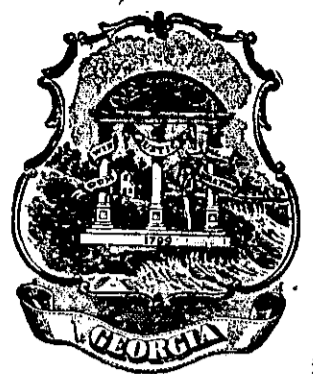


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WARRANTY DEED—Form 86

BENNETT PRINTING & STAMP CO., ATLANTA



OLLIE FARNSWORTH
R.M.C.

STANDARD WARRANTY DEED

STATE OF GEORGIA,

Fulton County

THIS INDENTURE, made this 20th day of December in the year of our Lord One Thousand Nine Hundred and Fifty-Five between MRS. JANET LEWIS PERDUE

of the State of Georgia and County of Fulton of the first part and MRS. ELIZABETH W. CHANDLER

of the State of South Carolina and County of Cherokee of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Twelve Thousand Five Hundred & No/100ths (\$12,500.00) DOLLARS

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, her heirs and assigns, all that tract or parcel of land lying and being in the City of Greer, Greer School District, Chick Springs Township,

Greenville County, South Carolina, and known as #401 Trade Street, situate on the East side of said Street and on South side of Southern Railway right-of-way, and designated as lot #1 on plat of the D. D. Davenport Estate, by H. S. Brockman, Surveyor, August 9th, 1939, and having the following courses and distances, to-wit:

Beginning at iron pin on eastern edge of side-walk of Trade Street, cornering with Southern Railway right-of-way, and opposite a fire hydrant, and runs thence with said Trade Street, S 8-50 E sixty-seven (67) feet to corner of lot #2; thence dividing lots Nos. 1 and 2, -- N. 81-23 E one hundred fifty-four and 95/100 (154.5) feet to iron pin on a 15-foot alley; thence with western edge of said alley, N 12-40 W Seventy-eight and seventy-five one hundredths (78.75) feet to a point on Southern Railway right-of-way; thence with said right-of-way, S 76-55 W one hundred fifty and one-tenth (150.1) feet to the beginning corner. From the original lot #1 has heretofore been sold fifteen-foot strip on the east of said alley.

This is the same property conveyed by Executors Deed dated December 29, 1954, conveying an undivided one-half to Janet Lewis Perdue, and undivided one-fourth to Rhodes Lewis Perdue and an undivided one-fourth to Jan Lewis Perdue, and recorded in Deed Book 516 at page 47 in RMC office for Greenville County, South Carolina.

This is the same property to which an undivided one-half interest was conveyed by Rhodes Lewis Perdue and Jan Lewis Perdue to Janet Lewis Perdue by deed recorded in Deed Book 523, page 93, in RMC office for Greenville, South Carolina.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of her the said party of the second part, her heirs and assigns, forever, IN FEE SIMPLE.

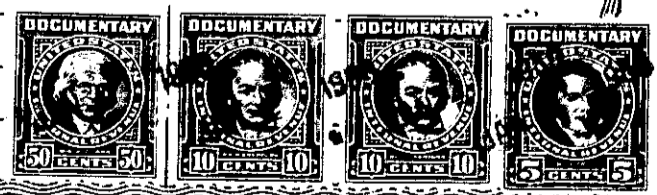
And the said party of the first part, for her heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said party of the second part, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand and affixed her seal, the day and year above written.

Signed, sealed and delivered in the presence of Virginia C. Martin Virginia C. Martin

Lucile J. Talbot Lucile J. Talbot

Mrs. Janet Lewis Perdue (Mrs.) Janet Lewis Perdue



(continued on next page)

927-2-18