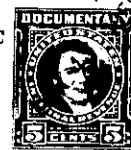


MAR 4 3 55 PM 1953



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLII. ...

Know All Men by These Presents:

That LOCAL HOME BUILDERS, INC. in the State aforesaid, in consideration of the sum of Twelve Thousand Five Hundred (\$12,500.00) 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 THOMAS McGRADY, JR., his heirs and assigns,

All that lot of land in the county of Greenville, state of South Carolina, known and designated as Lot No. 45 on plat of SOUTH FOREST ESTATES recorded in plat book GG, pages 180-181 of the RMC Office for Greenville County, S. C., said lot having a frontage of 85 feet on the northeast side of Brantford Lane, a depth of 133 feet on the northern side of said lane, a depth of 138.7 feet on the south side and a rear width of 85.2 feet.

This is the same lot conveyed to grantor by Faust Nicholson by deed dated April 9, 1957 recorded April 20, 1957 in deed volume 575 page 251 of the RMC Office for Greenville County.

This property is conveyed subject to building restrictions applicable to SOUTH FOREST ESTATES and recorded in the R.M.C. Office in deed book 547 at page 66.



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) successors & assigns 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) successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 21 day of February in the year of our Lord One Thousand Nine Hundred and fifty-eight

Signed, Sealed and Delivered in the Presence of [Signatures]

LOCAL HOME BUILDERS, INC. (Seal) BY: Talmer Cordell (Seal) President (Seal)

State of South Carolina, Greenville County

Personally appeared before me Genobia Cox

and made oath that She saw the within named grantor(s) Local Home Builders, Inc. by Talmer Cordell, President sign, seal and as its act and deed deliver the within written deed, and that She, with W. W. Wilkins witnessed the execution thereof.

Sworn to before me this 21 day of February, A. D. 1958 [Signature] (Seal) Notary Public for South Carolina

State of South Carolina, Greenville County

RENUNCIATION OF DOWER GRANTOR - CORPORATION I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D. 1958 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 4th day of March 1958, at 3:56 P. M., No. 5133

377-4-11