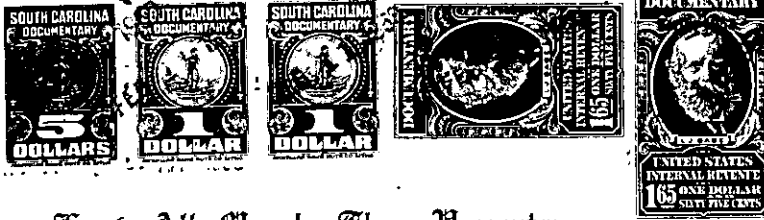


STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE



Know All Men by These Presents:

That I, William A. Hammond, of the County of Greenville in the State aforesaid, in consideration of the sum of Thirty Four Hundred (\$3,400.00) Dollars and assumption of Sixty Five Hundred (\$6,500.00) Dollar mortgage to Carolina Federal Savings & Loan, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Fred N. Kestner, and Lois I. Kestner, their heirs and assigns forever,

ALL that piece, parcel or lot of land situate, lying and being on the Northwestern side of Marchant Street near Monaghan Mills in the County of Greenville, State of South Carolina, and known and designated as Lot No. 11 as shown on a plat entitled "Monaghan Subdivision, Greenville, S. C.," made by Piedmont Engineering Service, Greenville, S. C., August 9, 1954, and recorded in the R. M. C. Office for Greenville County in Plat Book GG, at pages 86 and 87, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Marchant Street at the joint front corner of Lots Nos. 10 and 11, and running thence with the lines of Lots Nos. 10 and 27 N. 10-15 W. 175 feet to an iron pin; thence with the rear line of Lot No. 25 S. 77-16 W. 70.8 feet to an iron pin; thence with the rear line of Lot No. 24 S. 71-58 W. 23 feet to an iron pin at the joint rear corner of Lots Nos. 11 and 12; thence with the line of Lot No. 12 S. 16-49 E. 174 feet to an iron pin on the Northwestern side of Marchant Street; thence with the Northwestern side of Marchant Street N. 76-46 E. 74 feet to the point of beginning.

This conveyance is made subject to restrictive covenants applicable to Monaghan Subdivision recorded in the R. M. C. Office for Greenville County in Deed Book 509 at page 443, and to an easement for utilities service dated October 11, 1954, given by J. P. Stevens & Co., Inc., to Duke Power Company and recorded in the R. M. C. Office for Greenville County in Deed Book 510 at page 317; and to an easement for drainage as shown on the plat referred to hereinabove.

This being the same property conveyed by the Grantor by deed of J. P. Stevens & Co., Inc., dated Dec., 10, 1958, and recorded in the R. M. C. Office for Greenville Co., in Deed Book 612, page 311.

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 10th day of February in the year of our Lord One Thousand Nine Hundred and

Signed, Sealed and Delivered in the Presence of [Signatures: Judy Mahaffey, Julius B. Aiken] Fifty Nine [Signature: William A. Hammond] (Seal) (Seal) (Seal) (Seal) (Seal)

State of South Carolina Personally appeared before me Judy Mahaffey COUNTY OF GREENVILLE and made oath that she saw the within named grantor(s) William A. Hammond sign, seal and as his act and deed deliver the within written deed, and that she, with Julius B. Aiken witnessed the execution thereof.

Sworn to before me this 10th day of February, A. D., 1959. [Signature: Julius B. Aiken] (Seal) Notary Public for South Carolina [Signature: Judy Mahaffey]

State of South Carolina RENEUNCIATION OF DOWER I, Julius B. Aiken Notary Public, do hereby certify unto all whom it may concern, that Mrs. Ann R. Hammond wife of the within named William A. Hammond 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 Fred N. & Lois I. Kestner, 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 10th day of February, A. D., 1959. [Signature: Julius B. Aiken] (Seal) Notary Public for South Carolina [Signature: Ann R. Hammond]

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 9:59 A. M. Recorded this 11th day of February 1959, at / M, No. 20538 143-4-14