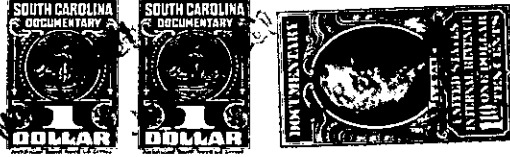


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



KNOW ALL MEN BY THESE PRESENTS, that EDWIN C. SEGARS AND ETHEL R. SEGARS

in consideration of Nine Hundred Seventy-Two and 33/100-----Dollars,
and subject to mortgage described below,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto ELAINE D. CHILDERS, her heirs and assigns,

All that piece, parcel or lot of land, with the buildings and improvements thereon,
situate, lying and being near the City of Greenville, in the County of Greenville, State
of South Carolina, being known and designated as Lot 31, Cardinal Park, plat of
which is recorded in the RMC Office for Greenville County, South Carolina, in Plat
Book W, page 27, and having, according to said plat, the following metes and bounds,
to-wit:

BEGINNING at an iron pin on the easterly side of Cardinal Drive, joint front corner
Lots 31 and 32; and running thence N. 68-11 E. 179.6 feet to an iron pin, joint rear
corner Lots 31 and 32; thence S. 24-34 E. 70 feet to an iron pin, joint rear corner
Lots 30 and 31; thence S. 68-12 W. 177.9 feet to an iron pin on Cardinal Drive, joint
front corner Lots 30 and 31; thence along Cardinal Drive N. 25-58 W. 70 feet to an
iron pin, the point of beginning.

This property is subject to mortgage given to C. Douglas Wilson & Co. on which there
is a balance due of \$9,277.67, said mortgage being recorded in Mortgages Volume 807,
page 363.

This is the same property conveyed to Grantor by deed recorded in Deeds Volume 637,
page 474.

Grantee to pay 1961 taxes.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns,
forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and
forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever law-
fully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 23rd day of March 19 61.

SIGNED, sealed and delivered in the presence of:

Edwin C. Segars (SEAL)
Ethel R. Segars (SEAL)
Marjorie A. Hill (SEAL)
Edward Ryan Hamer (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s)
sign, seal and as the grantor's(s) act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the
execution thereof.

SWORN to before me this 23rd day of March 19 61.

Edward Ryan Hamer (SEAL)
Notary Public for South Carolina.

Marjorie A. Hill

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned
wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever re-
linquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of,
in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 23rd
" day of March 19 61.

Edward Ryan Hamer (SEAL)
Notary Public for South Carolina.

Ethel R. Segars

RECORDED this 30th day of March 19 61, at 10:47 A. M., No. 24032.

15-8-7-31