

STATE OF SOUTH CAROLINA )

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE )

KNOW ALL MEN BY THESE PRESENTS, that HETTIE H. BRIDGEMAN and ANNIE GRACE JOHNSON, individually and as Co-Executrixes of the Estate of Ralph Howard deceased; and RALPH HOWARD, JR. in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to the Grantors in hand paid at and before the sealing of these presents by the Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto ALBERT STEVENS, his heirs and assigns forever all of the Grantors' right, title and interest in and to the following described real property:

ALL that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville and City of Greenville, on the north side of University Ridge (formerly Elkins Street) and having, according to a survey made by C. M. Furman, Jr., Engineer, dated January 18, 1926, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of University Ridge 87 feet east of Augusta Street and at the east corner of an 8-foot alley, and at the west corner of a hedge and running thence along the north side of University Ridge, S. 79-25 E. 45.3 feet more or less to a hedge which extends from University Ridge along line of other property formerly owned by Odella Freeman; thence along said hedge, N. 13-25 E. 102.2 feet to an iron pin; thence N. 75-15 W. 69 feet to an iron pin on said 8-foot alley; thence along the east side of said 8-foot alley, S. 01-00 W. 108.9 feet to the beginning corner.

*(26)-500-90-1-16 (Note)*

This conveyance is made subject to existing easements, restrictions, and rights of way of record.

The above property is the same property conveyed to Maggie G. Howard by deed of Odella Freeman dated January 25, 1935, recorded January 26, 1935 in Deed Book 171, Page 223, Greenville County RMC Office. The Grantors herein derived their interests in said property from the following: Last Will and Testament of Maggie G. Howard who died on or about June 6, 1954 and which Will is on file in Apt. 627, File 4, Greenville County Probate Court, and the Last Will and Testament of Cornelia H. Langford who died on or about February 25, 1976 and which Will is on file in Apt. 1416, File 30, Greenville County Probate Court; and Last Will and Testament of Ralph Howard who died on or about March 20, 1978 and which will is on file in Apt. 1507, File 26, Greenville County Probate Court.

together with all and singular the rights, members, hereditaments, and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantee and the Grantee's heirs or successors and assigns, forever.

AND, the Grantors do hereby bind the Grantors and the Grantors' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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