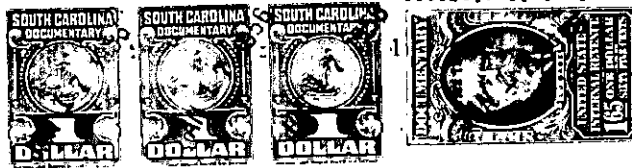


STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That CARL I. BRUCE and W. P. CHARPING in the State aforesaid, in consideration of the sum of ONE THOUSAND THREE HUNDRED & 10/100- - - - - DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantees(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 JOHN C. BROADNAX, his heirs and assigns:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, and in Butler Township, being known and designated as Lot No. 43, as shown on plat of property of Morningside, as made by Dalton & Neves, Engineers, in December 1952, which plat is of record in the R.L.C. Office for said County and State in Plat Book "EE", at pages 2 and 3, reference to which plat is hereby made, said lot of land being described by notes and bounds, as follows; to-wit:

BEGINNING at an iron pin on the Northeastern side of Clearview Avenue as shown on said plat at the corner common to Lots 42 and 43, and running thence N. 35-45 E. along the dividing line between Lots 42 and 43, 180 feet to an iron pin at the corner of Lot 42; thence S. 54-15 E. 125 feet to an iron pin at the corner common to Lots 43 and 44; thence S. 35-45 W. along the dividing line between Lots 43 and 44 180 feet to an iron pin; thence along said Clearview Avenue N. 54-15 W. 125 feet to the place of beginning. Plat of this property is also recorded in the R.L.C. Office for Greenville County, S. C. in Plat Book "FF", pages 84 & 85. This property is subject to the restrictions and reservations set out in an instrument of writing dated January 20, 1953, and recorded in the R.L.C. Office for said County and State in Deed Book 470 at page 369, reference to which is hereby expressly made as a part of this conveyance, and is subject to the following additional restriction: "All tanks, barrels and containers for fuel oil shall be placed below the surface of the ground or concealed".

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) 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 17th day of January in the year of our Lord One Thousand Nine Hundred and Fifty-Six.

Signed, Sealed and Delivered in the Presence of

Juanita B. Cleland
Edward Ryan Hamer

Carl I. Bruce (Seal)
W.P. Charping (Seal)

State of South Carolina, Greenville County

Personally appeared before me Juanita B. Cleland

and made oath that she saw the within named grantor(s) Carl L. Bruce and W. P. Charping sign, seal and as their act and deed deliver the within written deed, and that she, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 17th day of January, A. D. 19 56. Edward Ryan Hamer Notary Public for South Carolina

Juanita B. Cleland

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Edward Ryan Hamer Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Josephine H. Bruce and Lillie E. Charping wife of the within named Carl L. Bruce & W. P. Charping they 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 John C. Broadnax, his 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 17th day of January, A. D. 19 56. Edward Ryan Hamer Notary Public for South Carolina

Josephine H. Bruce
Lillie E. Charping

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 17th day of January 19 56 at 5:30 P.M. M. No. #1493 277.1-2-8