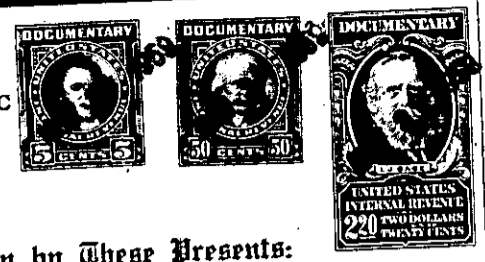


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TITLE TO REAL ESTATE—PREPARED by HINSON & HAMER, Attorneys at Law, Greenville, S. C.



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That L.M. BROWN in consideration of the sum of FOUR THOUSAND ONE HUNDRED TWENTY FOUR AND 47/100 DOLLARS, and assumption of mortgage described below, 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 PERRY LEE BRUCE, JR., HIS 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 #8 N/S Berea Lane, plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book HH, page 141, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Berea Lane, joint front corner lots 8 and 7, and running thence N 5-29E 167 feet to an iron pin; thence S 84-15E 100 feet to an iron pin; thence S 5-29W 167.3 feet to an iron pin on Berea Lane, joint front corner lots 8 and 9; thence along Berea Lane N 84-31W 100 feet to an iron pin at the point of beginning.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given to First Federal Savings and Loan Association, on which there is a balance due of \$6,875.53; said mortgage being recorded in Mortgages Volume 788, Page 144.

This is part of the property conveyed by deed to the grantor by deed recorded in the RMC Office for Greenville County, S.C., in Deed Volume 623, at page 472.

Grantee to pay 1959 taxes.



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 31st day of October in the year of our Lord One Thousand Nine Hundred and fifty-nine.

Signed, Sealed and Delivered in the Presence of Anita Jo Bethea, Edward Ryan Hamer, and other witnesses.

State of South Carolina, Greenville County. Personally appeared before me Anita Jo Bethea and made oath that she saw the within named grantor(s) L.M. Brown and deliver the within written deed, and that she, with Edward Ryan Hamer sign, seal and as his act and deed witnessed the execution thereof. Sworn to before me this 31st day of October, A. D. 19 59. Edward Ryan Hamer (Seal) Notary Public for South Carolina.

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. Florence E. Brown wife of the within named L.M. Brown 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 Perry Lee Bruce, Jr., 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 31st day of October, A. D. 19 59. Edward Ryan Hamer (Seal) Notary Public for South Carolina.

Cancelled documentary stamps attached: S. C. \$ 3rd. day of November 19 59, at 2:42 P. M., No. #13383. Recorded this 3rd. day of November 19 59, at 2:42 P. M., No. #13383. EG-1-29