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BOOK 491 PAGE 368

GREENVILLE CO., S. C.

TITLE TO REAL ESTATE--Prepared by P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

JAN 6 2 39 PM 1954

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE FARNS /GRTH R. M. C.

Know All Men by These Presents:

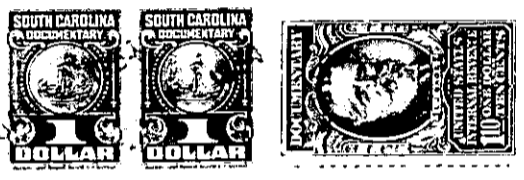
That J. E. Williams and I. H. Philpot in consideration of the sum of Seven Hundred and No/100 (,700.00) - - - - - in the State aforesaid, DOLLARS,

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 Lawrence F. Ferguson, his Heirs and Assigns:

All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, and being shown as all of Lot Four (4) on plat of property of Berea Realty Company, prepared by John C. and J. Coke Smith, Reg. L. S. in March, 1952, which plat is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book BB, at Page 37, and having, according to said plat, the following notes and bounds, to-wit:

BEGINNING at an iron pin at a point near the center of the Parker Road at the intersection of said road with an unnamed 25-foot County Road; thence along the said Parker Road, N. 26-15 W. 30 feet to a point in said Road; thence along the line of Lot No. 3, S. 57-05 W. 175 feet to an iron pin in the line of Lot No. 5; thence along the line of Lot No. 5, S. 26-15 E. 30 feet to an iron pin on the North side of unnamed County Road; thence along the line of unnamed County Road, N. 57-05 E. 175 feet to point of beginning.

Subject to restrictive covenants relating to this property which are of record in the R. M. C. Office for Greenville County, S. C.



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 1st day of December in the year of our Lord One Thousand Nine Hundred and Fifty Three

Signed, Sealed and Delivered in the Presence of [Signatures: M. H. Newton, J. Thomas Jones, J. E. Williams, I. H. Philpot] (Seal)

State of South Carolina, Greenville County

Personally appeared before me M. H. Newton and made oath that he saw the within named grantor(s) J. E. Williams & I. H. Philpot written deed, and that he, with J. Thomas Jones sign, seal and as their act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 1st day of December, A. D. 1953 J. T. Jones (Seal) Notary Public for South Carolina

State of South Carolina, Greenville County

RENUNCIATION OF DOWER I, J. T. Jones Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ruth H. Williams and Mr. Helen H. Philpot wife of the within named J. E. Williams and I. H. Philpot 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 Lawrence F. Ferguson, 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 1st day of December, A. D. 1953 J. T. Jones (Seal) Notary Public for South Carolina

[Signatures: Ruth H. Williams, Helen H. Philpot]

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 6th day of January 1954 at 2:39 P. M., No. 338 B13.1-1-25