

TITLE TO REAL ESTATE—Hutson & Drake, Attorneys at Law, Allard Bldg., Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY, R.M.C.

Know All Men by These Presents:

That John W. Peden in the State aforesaid, in consideration of the sum of Seven Hundred Fifty and NO/100 (\$750.00) 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

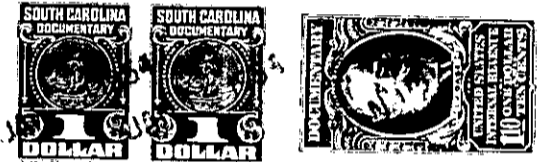
Fred B. Childress, his Heirs and Assigns forever,

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, School District 8-A-2, (now School Dist. No. 216), and being known and designated as Lot No. 11 of the property of Homer Dempsey as shown on plat thereof, the same being recorded in the R.M.C. Office for Greenville County in Plat Book "J", at page 195, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Dempsey Street, joint front corner of Lots Nos. 11 and 10, and running thence with the common line of said lots, S. 67-30 E. 240 feet to an iron pin, joint rear corner of Lots Nos. 11 and 10; thence running with the rear line of Lot No. 11, S. 28-13 W. 58 feet to an iron pin, joint rear corner of Lots Nos. 11 and 12; thence with the common line of Lots Nos. 11 and 12, N. 69-00 W. 247 feet to an iron pin on the South side of Dempsey Street, joint front corner of Lots Nos. 11 and 12; thence along the South side of Dempsey Street, N. 31-50 E. 70 feet to an iron pin, joint front corner of Lots Nos. 11 and 10, the point of beginning.

This being a portion of the property conveyed to me by B. A. Tatham by deed dated April 25, 1951, and being recorded in the R.M.C. Office for Greenville County in Deed Book 433, at page 322.

The Grantee herein agrees to pay the 1954 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 7th day of January in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Signed, Sealed and Delivered in the Presence of

Signatures of witnesses: Ralph W. Drake and another.

Signature of John W. Peden (Seal) and four blank lines for seals.

State of South Carolina, Greenville County

Personally appeared before me L. A. Hutson, Jr.

and made oath that he saw the within named grantor(s) John W. Peden written deed, and that he, with Ralph W. Drake sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 7th day of January, A.D. 1954. Signature of Ralph W. Drake (Seal) Notary Public for South Carolina

Signature of L. A. Hutson, Jr.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Ralph W. Drake

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary Jane S. Peden wife of the within named John W. Peden 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 Fred B. Childress, 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 7th day of January, A.D. 1954. Signature of Ralph W. Drake (Seal) Notary Public for South Carolina

Signature of Mrs. Mary Jane S. Peden

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 12th day of January 1954 at 10:30 A.M., No. #801

102-227