

STATE OF SOUTH CAROLINA,

WHEREAS, the following described property was conveyed to John E. (and Ella W.) Anderson, jointly and whereas John E. Anderson died intestate October 7, 1953. Know All Men by These Presents: That I, ELLA W. ANDERSON

in the State aforesaid, in consideration of the sum of TEN THOUSAND AND NO/100 DOLLARS, and assumption of mortgage indebtedness as hereinbelow set forth 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 JAMES D. AND MAXINE S. ANDERSON

All that lot of land on the west side of Ridgeland Avenue, in the City of Greenville, County of Greenville, State of South Carolina, shown as the southern one-half of Lots 32 and the northern one-half of Lot 33, as shown on plat of Cleveland Terrace, made by Dalton & Neves, Engineers, February, 1926, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book "G", at page 210 (being recorded in Plat Book "M" at page 143), and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Ridgeland Avenue in the center of front line of Lot 32, said pin being 40 feet south from the joint front corner of lots 31 and 32, and running thence through the center of Lot 32, N. 83-12 W. 154 feet to an iron pin in the center of the rear line of Lot 32 on the east side of a 10 foot alley; thence along the east side of said alley, S. 7-51 W. 83 feet to an iron pin in the center of the rear line of Lot 33; thence through the center of Lot 33, S. 84-35 E. 161,9 feet to an iron pin on the west side of Ridgeland Avenue in the center of the front line of Lot 33; thence along the west side of Ridgeland Avenue, N. 1-0 E. 40 feet to an iron pin; thence continuing with the line of Ridgeland Avenue, N. 3-52 E. 40 feet to the beginning corner.

The above described property is the same conveyed to the grantor herein by deed of M. G. Proffitt, dated June 10th, 1953, and recorded in the R. M. C. Office for Greenville County in Deed Book 480, page 12.

As a part of the consideration for this conveyance the Grantees expressly assume the mortgage presently outstanding to The General Mortgage Company as assigned to the Mutual Benefit Life Insurance Company having an original balance of \$17,000.00 and a present balance of \$12,095.75, said mortgage being recorded in Real Estate Mortgage Book 565, at page 142.

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 their 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 2nd day of March in the year of our Lord One Thousand Nine Hundred and Fifty Nine

Signed, Sealed and Delivered in the Presence of

[Signatures of witnesses]

[Signature of Ella W. Anderson] (Seal)
[Seal]
[Seal]
[Seal]
[Seal]

State of South Carolina,

Personally appeared before me Sally R. Parker

Greenville County

and made oath that She saw the within named grantor(s) Ella W. Anderson sign, seal and as her act and deed deliver the within written deed, and that She, with J. Brantley Phillips, Jr. witnessed the execution thereof.

Sworn to before me this 2nd day of March, A. D. 19 59. [Signature of Notary]

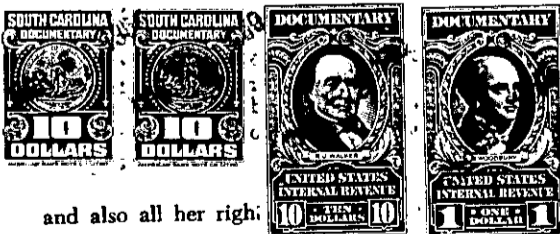
[Signature of Sally R. Parker]

State of South Carolina,

RENUNCIATION OF DOWER

GRANTOR A WOMAN

Notary Public, do hereby certify



privately and separately examined by me, did declare that she does freely, of any person or persons whomsoever, renounce, release, and forever

and also all her right Heirs and Assigns, all her interest and estate, to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this day of A. D. 19 (Seal) Notary Public for South Carolina

Recorded this 6th day of March 19 59, at 4:02 P.M., No. 22938