

State of South Carolina

Know All Men by These Presents: *File 1261*

Greenville COUNTY

That T. W. Edwards, Sr. and Mary H. Edwards in consideration of the sum of Eight Hundred and No/100 (\$800.00)

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 MEN'S COMMUNITY CLUB OF AUGUSTA ACRES, (Greenville, S. C. O Its Successors and Assigns

All that certain piece, parcel or lot of land in Gantt Township Greenville County, State of South Carolina, being known and designated as lot No. 159 on a Plat of Augusta Acres, property of T. W. Edwards, Sr and Mary H. Edwards, recorded in Plat Book "S", page 201, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Patton Drive, joint corner of lots nos. 158 and 159, and running thence with line of lot no. 158, N. 74-15 E., 294.5 feet to an iron pin; thence with line of lot no. 283, N. 31-33 W., 186.7 feet to an iron pin; thence south 58-25 W, 200 feet to an iron pin at the end of Clairview Avenue; thence S. 15-45 E., 15 feet to an iron pin on the south side of Clairview Avenue; thence with Clairview, S. 63-0 W., 51.9 feet to an iron pin on the east side of Patton Drive; thence with Patton Drive, S. 15-45 E., 100 feet to an iron pin, the beginning corner.

This property is conveyed subject to the protective Covenants recorded in the RMC office for Greenville County, in Deed Book 391, page 75, and subject to recorded rights-of-way.

This is the same property conveyed to the grantors herein by Marsmen, Inc. by deed dated the 17th day of May, 1954 and recorded in the R. M. C. Office for Greenville County in deed book 499 at page 537

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 its Successors and Assigns forever.

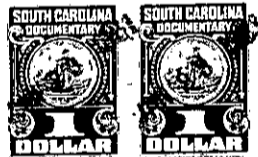
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s)' Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s)' Heirs and Assigns against the grantor(s) and the grantor's(s)' Heirs 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 23 day of January in the year or our Lord One Thousand Nine Hundred and sixty one

Signed, Sealed and Delivered in the Presence of

*Olive S. Syms*  
*Charles B. Bowen*

*Mary H. Edwards* (Seal)  
*T. W. Edwards, Sr.* (Seal)



State of South Carolina

Personally appeared before me Ben Bowen

Greenville COUNTY

sign, seal and as their act and deed witnessed the execution thereof.

and made oath that he saw the within named grantor(s) deliver the within written deed, and that he, with Olive S. Syms

Sworn to before me this 23rd day of January, A. D. 1951  
*Olive S. Syms* (Seal)  
Notary Public for South Carolina

*Charles B. (Ben) Bowen*

State of South Carolina

RENUNCIATION OF DOWER

Greenville COUNTY

I, Olive S. Syms Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary H. Edwards wife of the within named T. W. Edwards, Sr. 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 Mens Community Club of Augusta Acres, (Greenville, S.C.) and Assigns, all her interest and estate, and also all her right and claim of Dower, of or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 23 day of January, A. D. 1951  
*Olive S. Syms* (Seal)  
Notary Public for South Carolina

*Mary H. Edwards*

Cancelled documentary stamps attached: S. C. \$.....; U. S. \$.....  
Recorded this 23rd day of January, 1951, at 4:03 P.M. #18399

392-1-1