

TITLE OF REAL ESTATE —Form 137½—W. A. Seybt & Co., Office Supplies, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Know All Men by These Presents:

That I, Elbert C. Lavender in the State aforesaid, in consideration of the sum of Seven Thousand (\$7,000.00)----- DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Broadus C. Sims, his heirs and assigns, forever:

ALL that lot of land situate on the Southeast side of Harbor Drive, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 17 on Plat of Lake Harbor, made by Dalton & Neves, Engineers, May 1958, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book MM at Page 15, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Harbor Drive, at the joint front corner of Lots 17 and 53, and running then with the line of Lot 53, S. 39-41 E. 275.1 feet to an iron pin; thence continuing S. 39-41 E. to a point in the high water mark of Saluda Lake; thence along the high water mark of Saluda Lake (the traverse line being S. 29-33 W. 127.6 feet) to an iron pin at the rear corner of Lots 17 and 16; thence with the line of Lot 16, N. 29-57 W. 319.8 feet to an iron pin on the Southeast side of Harbor Drive; thence with the Southeast side of Harbor Drive, N. 48-58 E. 32.8 feet to an iron pin in the front line of Lot 17; thence still with Harbor Drive, N. 42-19 E. 32.2 feet to the point of beginning, and being identically the same lot conveyed to grantor by deed recorded in Deed Book 600 at Page 335.

FOR restrictions applicable to Lake Harbor, see Deed Book 599, Page 375, R.M.C. Office for Greenville County, S.C. This lot is also conveyed subject to a drainage easement along the Southwestern side thereof as shown on the recorded plat.

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 10th day of August in the year of our Lord One Thousand Nine Hundred and sixty-one.

Signed, Sealed and Delivered in the Presence of

C. Victor Pyle
Roy E. High

Elbert C. Lavender (Seal)
(Signatures and seals of witnesses)

State of South Carolina

Personally appeared before me Roy E. High

COUNTY OF GREENVILLE

and made oath that he saw the within named grantor(s) Elbert C. Lavender sign, seal and as his act and deed deliver the within written deed, and that he, with C. Victor Pyle witnessed the execution thereof.

Sworn to before me this 10th day of August, A. D., 1961
C. Victor Pyle (Seal)
Notary Public for South Carolina

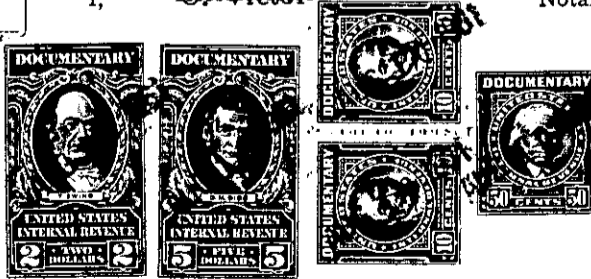
(Signature of Notary Public)

State of South Carolina

RENUNCIATION OF DOWER GRANTOR UNMARRIED

I, XXXXXXXX, Notary Public, do hereby certify

(Seal)
Notary Public for South Carolina



declare that she does freely, er, renounce, release, and assigns, all her interest and in mentioned and released.

Cancelled documentary stamps attached: S. C. \$; U. S. \$; P. #4005
Recorded this 10th day of August 1961, at 3:47 M., No.

BA-2-1-27