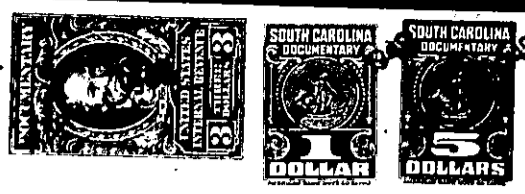


TITLE TO REAL ESTATE-Prepared by RAINEY, FANT & MORRAH, Attorneys at Law, Greenville

FILED GREENVILLE CO. SOUTH CAROLINA R.M.C. MAR 11 9 41 AM 1949



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, J. A. Barnhardt in consideration of the sum of Three Thousand and No/100 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 W. O. Cate, his Heirs and Assigns, forever:

All that certain piece, parcel or lot of land situate on the East side of West Avondale Drive, in that area recently annexed to the City of Greenville, in Greenville County, South Carolina, being shown as Lot #16, Block G, on revised plat of Northgate, made by R. E. Dalton, Engineer, May 1939, recorded in R. M. C. Office for Greenville County, S. C. in Plat Book M, page 13 (see prior plat made by C.M.Furman, Jr., recorded in Plat Book H, page 136), and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of West Avondale Drive, joint front corner of Lots 15 and 16 of Block G, and running thence along the East side of West Avondale Drive S. 22-53 W. 100.5 feet to iron pin, joint front corner of Lots 16 and 17; thence with line of Lot 17, S. 74-40 E. 199.8 feet to iron pin on West edge of a 15-foot alley; thence with West edge of said alley N. 15-20 E. 100 feet to iron pin at rear corner of Lots 15 and 16; thence with line of Lot 15 in a Westerly direction 186.5 feet to iron pin on East side of West Avondale Drive, the beginning corner.

The above described property is the same conveyed to me by Marion W. Powers by deed dated July 1946, recorded in R. M. C. Office for Greenville County, S. C. in Deed Book 295, page 349.

Grantee is to pay 1949 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 10th day of March in the year of our Lord One Thousand Nine Hundred and forty-nine.

Signed, Sealed and Delivered in the Presence of Margaret McCreary, Patrick C. Fant, J. A. Barnhardt (Seal), (Seal), (Seal), (Seal)

State of South Carolina, Greenville County Personally appeared before me Margaret McCreary and made oath that she saw the within named grantor(s) J. A. Barnhardt sign, seal and as his act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof. Sworn to before me this 10th day of March, A. D. 1949. Patrick C. Fant (Seal) Notary Public for South Carolina Margaret McCreary

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Patrick C. Fant, Notary Public, do hereby certify unto all whom it may concern, that Mrs. Deryle H. Barnhardt wife of the within named J. A. Barnhardt 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 W. O. Cate, 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 10th day of March, A. D. 1949. Patrick C. Fant (Seal) Notary Public for South Carolina Deryle H. Barnhardt

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 11th day of March 1949 at 9:41 A.M. #5648 181-3-27