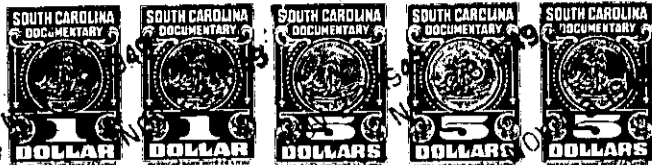


FILED



STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

For True Consideration See Affidavit

Book 12 Page 175

WILLIE FARNSWORTH, Know All Men by These Presents: R.V.C.

That I, THOMAS S. BRUCE in the State aforesaid, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, 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 RAY F. HODGENS, his heirs and assigns:

All that piece, parcel or lot of land with improvements thereon, situate, lying and being on the Southern side of Rogers Avenue near the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as all of Lot #26, the Western 1 foot of Lot #25 and the Northern 50.5 feet of Lot #4 as shown on a plat of the property of B. E. Geer, made by Dalton & Neves, May, 1929, and recorded in the R. M. C. Office for Greenville County, in Plat Book "G" at page 237, and on a more recent plat of the property of Ray F. Hodgins, prepared by Piedmont Engineering Service, August 2, 1949, and having according to said more recent plat the following metes and bounds:

BEGINNING at a point on the Southern side of Rogers Avenue, the joint front corner of Lots #26 and #27 and running thence along the common line of said lots S. 5-50 E. 100 feet to an iron pin; thence S. 83-55 W. 5 feet to an iron pin; thence S. 5-50 E. 50.5 feet to an iron pin in the line of Lot #4; thence N. 83-55 E. 76 feet to an iron pin located 1 foot East of the Southwestern corner of Lot #25; thence along a line 1 foot East of the Western line of Lot #25 N. 5-50 W. 150.5 feet to an iron pin on the Southern side of Rogers Avenue; thence along the Southern side of Rogers Avenue, S. 83-55 W. 71 feet to an iron pin, the point of beginning.

This is the identical property heretofore conveyed to the Grantor herein by Lucy L. Hindman by her deed dated August 5, 1940, recorded in the R. M. C. Office for Greenville County, in Deed Book 224 at page 272, and by T. W. Wrenn, by deed dated January 17, 1945, recorded in the R. M. C. Office for Greenville County, in Deed Book 395 at Page 411, and a portion of the property conveyed by Lucy L. Hindman by her deed dated August 29, 1942, and recorded in the R. M. C. Office for Greenville County, in Deed Book 259 at Page 173.

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, 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 23rd day of November in the year of our Lord One Thousand Nine Hundred and Forty-Nine.

Signed, Sealed and Delivered in the Presence of

Thomas S. Bruce (Seal)

Alfred F. Burgess
B. J. Trammell



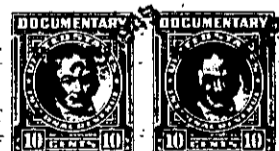
State of South Carolina, Greenville County

Personally appeared before me B. J. Trammell

and made oath that he saw the within named grantor(s) sign, seal and as his act and deed deliver the within written deed, and that he, with Alfred F. Burgess witnessed the execution thereof.

Sworn to before me this 23rd day of November, A. D. 1949. Alfred F. Burgess (Seal) Notary Public for South Carolina

B. J. Trammell



State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Alfred F. Burgess, a Notary Public for S. C.,

do hereby certify unto all whom it may concern, that Mrs. Mary Frances E. Bruce, wife of the within named Thomas S. Bruce, 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 the grantee(s) 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 23rd day of November, A. D. 1949. Alfred F. Burgess (Seal) Notary Public for South Carolina

Mary Frances E. Bruce

Cancelled documentary stamps attached: S. C. \$ 49 U. S. \$ 27848
Recorded this 23rd day of November 1949 at 4:26 P. M. No. 27848

167-7-6 + 33

