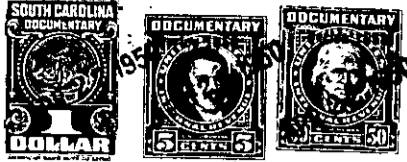


STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That We, Gordon Messer and Laura Messer in consideration of the sum of Five Hundred (\$500.00)

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 H. L. Baumgardner and his heirs and assigns forever,

All that certain piece, parcel or lot of land situate, lying and being on the West side of Carolina Avenue, in the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 3 of Block K, Section 5, on plat of East Highlands Estates made by Dalton & Neves, Engineers, February, 1941, recorded in the R. M. C. Office for said County and State in Plat Book K, at Pages 78, 79 and 80, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Carolina Avenue at joint front corner of Lots No. 2 and 3 of Block K and running thence with the line of Lot No. 2, N. 83-44 W., 166.2 feet to an iron pin on the East side of a five foot strip reserved for utilities; thence along the East side of said strip of land reserved for utilities, S. 7-13 E., 40 feet to an iron pin; thence with the line of Lot No. 4, S. 62-02 E., 162 feet to an iron pin on the West side of Carolina Avenue; thence with the West side of Carolina Avenue along a curved line to an iron pin (the chord of which is N. 9-56 E., 100 feet), to the beginning corner. This property is in School District 7H-2 and is shown on the Township Block Book as Lot No. 10, Section 13, Page 264.

This property is conveyed subject to the restrictive covenants and building restrictions fully set forth in instrument dated February 26, 1941, and recorded in the R. M. C. Office for said County and State in Deed 279 at Page 189.

This is the same property conveyed to us by Conyers and Gower, Inc. on February 22, 1944, recorded in the R. M. C. Office for said County and State in Deed Book 261 at Page 98.

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 s and seal s this 22nd day of April in the year of our Lord One Thousand Nine Hundred and fifty (1950)

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of C.A. Boling and Lionel E. Wooten.

Handwritten signatures of Gordon Messer and Laura Messer, each followed by a dashed line and the word "(Seal)".

State of South Carolina, GREENVILLE County

Personally appeared before me C.A. Boling

and made oath that he saw the within named grantor(s) Gordon Messer and Laura Messer sign, seal and as their act and deed deliver the within written deed, and that he, with Lionel E. Wooten witnessed the execution thereof.

Sworn to before me this 22nd day of April, A. D. 1950. Lionel E. Wooten (Seal) Notary Public for South Carolina

Handwritten signature of C.A. Boling.

State of South Carolina, GREENVILLE County

RENUNCIATION OF DOWER

I, Lionel E. Wooten Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ruby Messer wife of the within named Gordon Messer 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 H. L. Baumgardner and 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 22nd day of April, A. D. 1950. Lionel E. Wooten (Seal) Notary Public for South Carolina

Handwritten signature of Ruby M. Messer.

Cancelled documentary stamps attached: S. C. \$ 22nd April U. S. \$ 50 11:51 A. M. No. 10014

Recorded this 22nd day of April 1950 at 11:51 A. M. No. 264-13-10