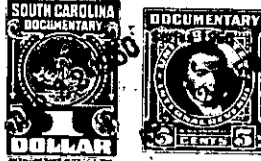


STATE OF SOUTH CAROLINA

GREENVILLE COUNTY



Know All Men by These Presents:

That We, G. S. 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 Northwest side of Carolina Avenue, in the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot No. 4, 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 Greenville County, S.C., 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 Northwest side of Carolina Avenue at joint front corner of Lots 3 and 4 of Block K and running thence with line of Lot 3, N. 62-02 W., 162 feet to an iron pin at corner of a five-foot strip of land reserved for utilities: thence along the South edge of said strip of land reserved for utilities, S. 73-00 W., 35 feet to an iron pin at joint rear corner of Lots 4 and 5: thence with line of Lot 5, S. 38-10 E., 184.6 feet to an iron pin on the Northwest side of Carolina Avenue: thence along a curved line running with the Northwest side of Carolina Avenue to the beginning, (the chord of which is N. 38-09 E., 100 feet). This property is in School District 7H-2 and is shown on the Township Block Book as Lot No. 11, 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 Book 231 at Page 1.

This is the same property conveyed to us by Conyers & Gower, Inc. on August 17, 1945, recorded in the R. M. C. Office for said County and State in Deed Book 279 at Page 189.

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 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) hands and seals 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

C. A. Boling
Lionel E. Wooten

G. S. Messer (Seal)
Laura Messer (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) G. S. 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. 19 50
Lionel E. Wooten (Seal)
Notary Public for South Carolina

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. Laura Messer wife of the within named G. S. 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. 19 50
Lionel E. Wooten (Seal)
Notary Public for South Carolina

Laura Messer

Cancelled documentary stamps attached: S. C. \$ U. S. \$
Recorded this 22nd day of April 19 50 at 11:51 A. M., No. 10013

264-13-11