

TITLE TO REAL ESTATE—Office of MANN, ARNOLD & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, LOLLIE FARNSWORTH R.M.C. GREENVILLE COUNTY

Know All Men by These Presents:

That WALTER T. RUTLEDGE in the State aforesaid, in consideration of the sum of ONE AND NO/100 (\$1.00) DOLLARS, AND LOVE AND AFFECTION 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 FRANCES GODFREY RUTLEDGE, HER HEIRS AND ASSIGNS, FOREVER:

A one-half, undivided interest in and to all that piece, parcel or lot of land in Greenville County, State of South Carolina, situate, lying and being in the City of Greenville on the Northwestern corner of the intersection of Byrd Boulevard and Woodvale Avenue, and being known and designated as Lot No. 170, of "Second Revision Traxler Park Property of Realty Corporation" as shown on a Plat thereof recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book F, pages 114-117, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northwestern corner of the intersection of Byrd Boulevard and Woodvale Avenue, and running thence along the Western side of Woodvale Avenue, N. 28-30 E. 103.5 feet to a point; thence continuing with Woodvale Avenue a curved line, N. 45-50 E. 85 feet to an iron pin at the corner of Lot No. 226; thence with the line of Lot No. 226, N. 42-53 W. 95.5 feet to an iron pin, joint rear corner of Lots Nos. 169 and 170; thence with the line of Lot No. 169, S. 29-32 W. 213.3 feet to an iron pin on the Northern side of Byrd Boulevard; thence with the Northern side of Byrd Boulevard, S. 60-28 E. 70 feet to the beginning corner.

The above described property is the same conveyed to the Grantor herein by Judson W. Chapman by Deed dated May 22, 1946, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 292, page 18.

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 her 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 2nd day of December in the year of our Lord One Thousand Nine Hundred and fifty-two.

Signed, Sealed and Delivered in the Presence of

[Signatures of Obera F. Mitchell and A. C. Mann]

[Signature of Walter T. Rutledge] (Seal) (Seal) (Seal) (Seal) (Seal)

State of South Carolina, Greenville County

Personally appeared before me Obera F. Mitchell

and made oath that she saw the within named grantor(s) Walter T. Rutledge sign, seal and as his act and deed deliver the within written deed, and that she, with A. C. Mann witnessed the execution thereof.

Sworn to before me this 6th day of December, A. D. 1952. [Signature of A. C. Mann] (Seal) Notary Public for South Carolina

[Signature of Obera F. Mitchell]

State of South Carolina, Greenville County

RENUNCIATION OF DOWER (GRANTEE WIFE OF GRANTOR) I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D. 19 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 6th day of December 1952, at 12:28 P.M., No. #27011

205-3-30