



STATE OF SOUTH CAROLINA, GREENVILLE CO. S. C.

GREENVILLE COUNTY

DEC 9 11 56 AM 1952

Know All Men by These Presents:

That I, H. S. Utley in consideration of the sum of Ten and no/100 and other valuable considerations 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

J. E. Fitzpatrick, his heirs and assigns forever

All those certain pieces, parcels or lots of land situate, lying and being in the City and County of Greenville, State of South Carolina, on the northwestern intersection of Sylvan Drive and Byrd Boulevard, being known and designated as Lot Nos. 64, 63 and a portion of Lot No. 61, according to a plat of Country Club Estates recorded in the R.M.C. Office for Greenville County in Plat Book G, at Pages 190 and 191, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Byrd Boulevard, joint front corner of Lots Nos. 62 and 63 and running thence S. 66-38 W. 200.4 feet to an iron pin on the line of Lot 60; thence along the line of Lot 60, S. 23-22 E. 78.4 feet to an iron pin on the northern side of Sylvan Drive; thence along the northern side of Sylvan Drive, N. 80-08 E. 51.4 feet to an iron pin; thence continuing with the northern side of Sylvan Drive, N. 70-43 E. 151 feet to an iron pin at the intersection of Sylvan Drive and Byrd Boulevard; thence along the northwestern side of Byrd Boulevard, N. 23-30 W. 100 feet to an iron pin at the point of beginning.

Being a portion of the property conveyed unto the Grantor herein by deed of William Byrd Traxler dated October 6, 1952, recorded in the R.M.C. Office for Greenville County in Deed Book 465, Page 508.

Grantor reserves an easement over rear portion of lot herein conveyed for 6 inch residential sewer line running from adjacent lot of Grantor's into Sylvan Drive, which easement is hereby declared to be appurtenant to the lot reserved

by the grantor TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

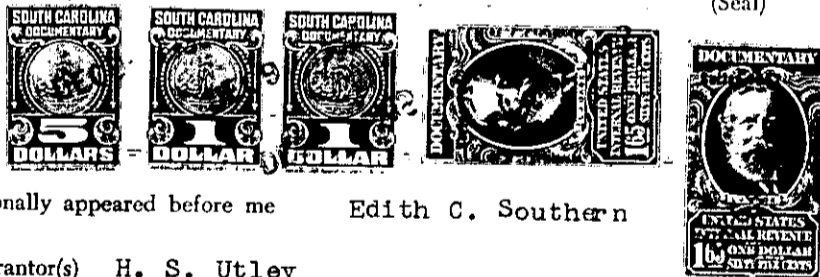
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

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 3rd day of December in the year of our Lord One Thousand Nine Hundred and Fifty-two

Signed, Sealed and Delivered in the Presence of

Fletcher C. Mann
Edith C. Southern



State of South Carolina, Greenville County

Personally appeared before me Edith C. Southern

and made oath that she saw the within named grantor(s) H. S. Utley sign, seal and as his act and deed deliver the within written deed, and that she, with Fletcher C. Mann witnessed the execution thereof.

Sworn to before me this 3rd day of December, A. D. 1952. Fletcher C. Mann (Seal) Notary Public for South Carolina

Edith C. Southern

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Fletcher C. Mann Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Claudia M. Utley wife of the within named H. S. Utley 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 J. E. Fitzpatrick, 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 3rd day of December, A. D. 1952. Fletcher C. Mann (Seal) Notary Public for South Carolina

Claudia M. Utley

Cancelled documentary stamps attached: S. C. \$ 16; U. S. \$ 8. Recorded this 9th day of December 1952 at 11:56 A.M. #27195

211-3-22 & 23 AND 211-3-24-1 OUT OF 211-3-24