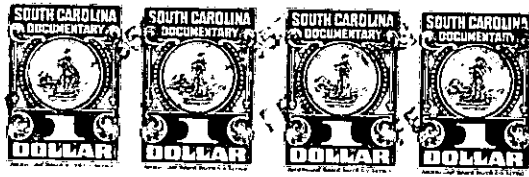


TITLE TO REAL ESTATE-Prepared by H. K. Townes, Attorney at Law, Greenville, S. C.



STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

FEB 9 9 12 AM 1953

Know All Men by These Presents:

That we, Bennie R. Kerns and Rose M. Kerns, in the State aforesaid,
in consideration of the sum of Ten Dollars and other valuable considerations 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 Mamie B. Fowler, her heirs and assigns forever

All that tract or lot of land in Austin Township, County and State aforesaid, known as a part of the A. J. Wood Farm, and having the following metes and bounds:

BEGINNING at a bridge where a county road crosses Horse Pen Creek, and running thence along said county road (in center of same) to a pin in the intersection of said county road with the road leading to the dwelling house on the lot conveyed herein, N. 36 1/2 W. 0.94 chains; thence along said road leading to dwelling house N. 46 3/4 E. 3.35 chains to a bend; thence N. 1/2 W., continuing along center of said road to dwelling, 13.27 chains to an iron pin; thence N. 13 1/2 W. 9.53 chains to a stone; thence with McKinney line N. 49 1/2 E. 13.50 chains to a stake; thence S. 34-40 E. 20.20 to a stake in the center of Horse Pen Creek; thence along the center of Horse Pen Creek the following courses and distances (the center of the creek being the true line): S. 31 W. 4.45; S. 32 1/2 W. 3.40; S. 52 W. 2.01; S. 53 1/2 W. 2.18; S. 81 1/2 W. 2.30; and S. 54 1/2 W. 14.00 to the center of the bridge, the beginning.



According to a survey made by E. E. Gary, April 6, 1949 the said tract contains 40.25 acres, more or less.

This is the same property conveyed to us by D. B. Verdin, April 13, 1949, by deed recorded in Book 379, page 289 in the R. M. C. Office for said Greenville County.

156 in said R. M. C. Office.

The grantee assumes payment of a mortgage to H. K. Townes, Atty., Vol. 455, pg./ 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.

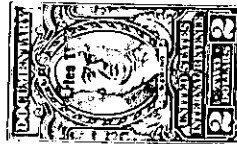
Witness the grantor's(s) hands and seals this 7th day of February in the year of our Lord One Thousand Nine Hundred and fifty-three

Signed, Sealed and Delivered in the Presence of

George F. Townes
H. K. Townes

Bennie R. Kerns (Seal)
Mrs. Rose M. Kerns (Seal)

Notary Public for South Carolina
16 Feb 30



State of South Carolina,
Greenville County

Personally appeared before me H. K. Townes

and made oath that he saw the within named grantor(s) Bennie R. Kerns and Rose M. Kerns written deed, and that he, with George F. Townes sign, seal and as their act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 7th day of February, A. D. 1953

George F. Townes (Seal)
Notary Public for South Carolina

H. K. Townes

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, George F. Townes,

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Rose M. Kerns wife of the within named Bennie R. Kerns 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 Mamie B. Fowler, her 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 7th day of February, A. D. 1953

George F. Townes (Seal)
Notary Public for South Carolina

Mrs. Rose M. Kerns

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

Recorded this 9th day of February 1953, at 9:12 A. M., No. 2986