

TITLE TO REAL ESTATE-Prepared by HINSON, TRAXLER & HAMER, Attorneys, Greenville, S. GREENVILLE C. S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

FEB 17 3 32 PM 1953



OLLIE FARR: Know All Men by These Presents:

That Rufus C. Bruce, Jr. in the State aforesaid, in consideration of the sum of - - Two Thousand Two Hundred Fifty and No/100 (\$2250.00)- - - - 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 Palmetto Enterprises, Inc., its successors and assigns, all that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, within the corporate limits of the City of Greenville, and being known and designated as Lot No. 53 of the Property of Central Development Corporation, according to a plat of record in the R. M. C. Office for Greenville County, South Carolina, in Plat Book BB, pages 22 and 23, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the Southeastern side of Alpine Way, at the joint front corner of Lots Nos. 52 and 53, and running thence S. 51-33 E. 235 feet to a point at the joint rear corner of Lots Nos. 52 and 53; thence N. 54-18 E. 45 feet to a point; thence N. 01-35 W. 48.6 feet to a point at the joint rear corner of Lots Nos. 53 and 54; thence N. 53-08 W. 223.1 feet to a point on the Southeastern side of Alpine Way at the joint front corner of Lots Nos. 53 and 54; thence with the Southeastern side of Alpine Way S. 33-18 W. 75 feet to the point of beginning.

This deed is executed subject to existing and recorded restrictions and rights of way.

Grantee to pay 1953 taxes.

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 its Successors 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 16th day of February in the year of our Lord One Thousand Nine Hundred and fifty three.

Signed, Sealed and Delivered in the Presence of

Ross Carter
Edward Ryan Hamer

Rufus C. Bruce, Jr. (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Ross Carter

and made oath that he saw the within named grantor(s) Rufus C. Bruce, Jr. sign, seal and as his act and deed deliver the within written deed, and that she, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 16th day of February, A. D. 19 53.

Edward Ryan Hamer (Seal) Notary Public for South Carolina

Ross Carter

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Edward Ryan Hamer Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary L. Bruce wife of the within named Rufus C. Bruce, Jr. 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 Palmetto Enterprises, Inc., its Successors 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 16th day of February, A. D. 19 53.

Edward Ryan Hamer (Seal) Notary Public for South Carolina

Mary L. Bruce

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

Recorded this 17th day of February 19 53, at 3:32 P. M., No. 3785

274-2-320