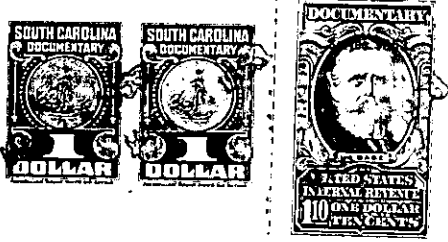


State of South Carolina  
Greenville COUNTY

OLLIE FARNSWORTH  
R.M.C.

Know All Men by These Presents:

That We, Roy B. Johnson and Ruth H. Johnson, Grantors, in the State aforesaid, in consideration of the sum of Seven Hundred (\$700.00) Dollars and the assumption of DOLLARS, of note and mortgage held by Bank of Greer, S.C., in sum of \$1489.51 balance due 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) and the grantor(s) have granted, sold, bargained, released, and by these presents do grant, bargain, sell and release unto the said E.P. Fitts, Grantee, and his heirs and assigns forever, all of that certain lot of land with improvements thereon located in said State and County, Chick Springs Township, in the City of Greer, and being more particularly described as Lot No. 13 as shown on a Plat entitled: "A Subdivision for McCall Mfg. Co., Greer, S.C." made by Pickell & Pickell, Engineers, Greenville, S.C., May 1949, and recorded in the R.M.C. Office for Greenville County in Plat Book S at page 76, according to said plat the within described lot is also known as No. 215 Franklin Street and fronts thereon 80 feet. This property is conveyed subject to the same restrictive covenants contained in deed to us by McCall Mfg. Co., dated 1st, day of September 1949 and recorded in the Office of R.M.C. for Greenville County in Deed Book Vol., 391 at page 402 and being all of the same lot of land conveyed to us by said Company in said deed.



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 28th day of February in the year of our Lord One Thousand Nine Hundred and Fifty-three

Signed, Sealed and Delivered in the Presence of

Frank Brazzle  
Marvin R. Reese  
Roy B. Johnson  
Ruth H. Johnson

State of South Carolina  
Greenville COUNTY

Personally appeared before me Frank Brazzle  
and made oath that he saw the within named grantor(s) Roy B. Johnson and Ruth H. Johnson

deliver the within written deed, and that he, with Marvin R. Reese sign, seal and as their act and deed witnessed the execution thereof.

Sworn to before me this 28th day of February, A. D. 1953

Marvin R. Reese (Seal)  
Frank Brazzle

State of South Carolina  
Greenville COUNTY

RENUNCIATION OF DOWER

I, Marvin R. Reese, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ruth H. Johnson wife of the within named Roy B. Johnson 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 E.P. Fitts, and Gracie Fitts, and their 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 28th day of February, A. D. 1953

Marvin R. Reese (Seal)  
Mrs. Ruth H. Johnson

Cancelled documentary stamps attached: S. C. \$; U. S. \$; 10:35 A.M.  
Recorded this 14th day of March, 1953, at M., No. #5905

99-5-7