

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That I, Rufus C. Bruce, Jr., in consideration of the sum of Twenty Five Hundred and no/100 (\$2500.00) - - - - - DOLLARS, in the State aforesaid,

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. LOUIS COWARD CONSTRUCTION CO., INC., ITS SUCCESSORS AND ASSIGNS FOREVER:

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. 52 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, at pages 22-23, and having 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. 51 and 52 and running thence S. 51-00 E. 207.6 feet to a point at the joint rear corner of Lots Nos. 51 and 52; thence N. 54-18 E. 80 feet to a point at the joint rear corner of Lots Nos. 52 and 53; thence N. 51-33 W. 235 feet to a point on the Southeastern side of Alpine Way at the joint front corner of Lots Nos. 52 and 53; thence with the Southeastern side of Alpine Way, S. 34-03 W. 75 feet to the point of beginning.

This deed is executed subject to existing and recorded restrictions and right of ways.

The grantee herein is to pay the 1953 taxes on the above described property.

BEING the same property conveyed to the grantor herein by Central Development Corporation, by deed dated February 16, 1953, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deeds Vol. 472, page 497.

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 ~~unto~~ its 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 25th day of February in the year of our Lord One Thousand Nine Hundred and fifty-three.

Signed, Sealed and Delivered in the Presence of

Edward Ryan Hamer

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

State of South Carolina, Greenville County

Personally appeared before me Frances Raines

and made oath that s 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 s he, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 25th day of February, A. D. 19 53 Edward Ryan Hamer Notary Public for South Carolina

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 J. Louis Coward Construction Co., Inc., its 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 25th day of February, A. D. 19 53 Edward Ryan Hamer Notary Public for South Carolina

Mary L. Bruce

Recorded this 10th day of April 1953 at 4:14 P. M., No. #8194

274-2-321