

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Know All Men by These Presents:

That I, W. O. Groce, in the State aforesaid,
in consideration of the sum of One and No/100 (\$1.00) and Love and Affection 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

James D. Shives

All that piece, parcel or lot of land in Greenville County, State of South Carolina situate, lying and being in the City of Greenville on the western side of Stone Avenue ByPass and having, according to a plat of Property of James D. Shives by Dalton & Neves, Engineers dated February, 1954 and recorded in the R. M. C. Office for Greenville County in Plat Book X, page 156, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern corner of the intersection of Stone Avenue ByPass and Hilly Street and running thence with the western side of said ByPass N. 12-49 E. 61.1 feet to an iron pin; thence with other property of the Grantor N. 75-49 W. 50.9 feet to an iron pin; thence still with other property of the Grantor S. 21-44 W. 22.3 feet to an iron pin at the corner of property heretofore conveyed by the City of Greenville to the Grantee herein; thence with the line of that property S. 40-30 E. 67.2 feet to the beginning corner.

The above is part of the same property conveyed to me by two deeds recorded in the R. M. C. Office for Greenville County in Deed Book 359, page 454 and Deed Book 128, page 234.

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 27th day of February in the year of our Lord One Thousand Nine Hundred and fifty-four

Signed, Sealed and Delivered in the Presence of

C. Otto White, Jr.

James D. Shives

W. O. Groce (Seal)
----- (Seal)
----- (Seal)
----- (Seal)
----- (Seal)

State of South Carolina,
Greenville County

Personally appeared before me C. Otto White, Jr.

and made oath that he saw the within named grantor(s) W. O. Groce

written deed, and that he, with Kathleen J. Goldsmith sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 27th day of February, A. D. 19 54

C. Otto White, Jr.
----- (Seal)
Notary Public for South Carolina

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, J. R. Mann, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mittsy B. Groce wife of the within named W. O. Groce 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 James D. Shives, 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 27th day of February, A. D. 1954

J. R. Mann (Seal)
Notary Public for South Carolina

Mittsy B. Groce

Cancelled documentary stamps attached: S. C. \$-----; U. S. \$----- (Continued on Next Page)

Recorded this-----day of-----19-----, at-----M., No.-----