

TITLE TO REAL ESTATE-Prepared by HINSON, TRAX

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY



Know All Men by These Presents:

That I, W. W. Keller, in the State aforesaid, in consideration of the sum of SEVEN THOUSAND, FIVE HUNDRED AND NO/100 (\$7,500.00) - - - - - 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

CLAUDE W. STEPP, his heirs and assigns:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the East side of Paris View Drive (formerly known as West Fairview Avenue) in that area recently annexed to the City of Greenville, in Greenville County, State of South Carolina, being shown as Lot 35 on plat of Druid Hills, made by Dalton & Neves, Engineers, January 1947, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "P", page 113, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Paris View Drive at joint front corner of Lots 35 and 36 and running thence with the line of Lot 36, S. 74-24 E. 208 feet to an iron pin; thence S. 45-29 W. 108.9 feet to an iron pin; thence with the line of Lot 34, N. 58-49 W. 166.8 feet to an iron pin on the East side of Paris View Drive; thence along the East side of Paris View Drive in a curved line (the chord being N. 23-25 E. 50 feet) to the beginning corner.

This property is subject to the restrictions applicable to Druid Hills which are recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 309, page 15.

The grantee herein is to pay the 1954 taxes on the above-described property.

This is the same property conveyed to the grantor by Stewart Monroe Steel by deed dated November 19, 1951, recorded in the R.M.C. Office for Greenville County, S. C., in Deeds Volume 446, page 161.

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 23rd day of April in the year of our Lord One Thousand Nine Hundred and fifty-four.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures: W. W. Keller, Anne M. White, Edward Ryan Hamer

Seals and stamps: (Seal), (Seal), (Seal), (Seal), (Seal), (Seal), (Seal), (Seal)

State of South Carolina, Greenville County

Personally appeared before me Anne M. White

and made oath that she saw the within named grantor(s) W. W. Keller 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 23rd day of April, A. D. 1954. Edward Ryan Hamer (Seal) Notary Public for South Carolina

Handwritten signature: Anne M. White

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. Retha H. Keller, wife of the within named W. W. Keller, 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 Claude W. Stepp, 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 23rd day of April, A. D. 1954. Edward Ryan Hamer (Seal) Notary Public for South Carolina

Handwritten signature: Retha H. Keller

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 24th day of April 1954 at 11:41 A.M. No. #9216