

The State of South Carolina, }
County of GREENVILLE }

APR 13 4 21 1955

KNOW ALL MEN BY THESE PRESENTS, That I, PERRY E. GWINN, JR.,

in the State aforesaid, in consideration of the sum of Ten Dollars (\$10.00), Love and Affection,

to me in hand paid at and before the sealing of these presents by Claudia M. Gwinn

(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 CLAUDIA M. GWINN:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, being known and designated as a portion of Lot No. 11 and Lot No. 12 of a subdivision known as Colonial Estates according to a plat thereof prepared by Dalton & Neves, Engineers, April, 1951, recorded in the R.M.C. Office for Greenville County in Plat Book W, at page 173, and having according to said plat and according to a more recent plat prepared by Piedmont Engineering Service, Greenville, S. C., dated April 11, 1955, entitled "Property of Perry E. Gwinn, Jr." the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Rodgers Drive, the joint front corner of Lots Nos. 12 and 13, and running thence along the joint line of said lots N. 61-16 W. 328 feet to an iron pin; thence N. 69-13 E. 347.6 feet to an iron pin, the joint rear corner of Lots 12 and 11; thence continuing N. 69-13 E. 90 feet to an iron pin in the rear line of Lot 11 (total 437.6 feet); thence a new line through Lot No. 11 S. 20-47 E. 250 feet to an iron pin on the Northern edge of Rodgers Drive; thence along the Northern edge of Rodgers Drive S. 09-13 W. 90 feet to an iron pin, the joint front corner of Lots Nos. 11 and 12; thence continuing along the Northern side of Rodgers Drive S. 09-13 W. 135.4 feet to the point of beginning (total 225.4 feet).

This is a portion of the property conveyed by Eston L. Rodgers and Juanita F. Rodgers to John D. Pellett, Jr., W. C. Livingston, William R. DeLoache, and Perry Earle Gwinn, Jr. by deed dated September 25, 1952, and recorded in the R. M. C. Office for Greenville County in Deed Book 463 at page 472. John D. Pellett, Jr., W. C. Livingston and William R. DeLoache, by their deed dated February 10, 1953, recorded in the R.M.C. Office in Deed Book 473 at page 127, conveyed to the grantor herein their interest in the above described property.

The above described property is conveyed subject to a mortgage given by the grantor herein to General Mortgage Co. in the amount of \$14,500.00 dated April 13, 1955, and to be recorded in the R. M. C. Office for Greenville County, S. C.

272-1-31751

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 Premises before mentioned unto the said

Claudia M. Gwinn,

her

Heirs and Assigns forever.