

STATE OF SOUTH CAROLINA, JAN 5 3 31 PM 1956

GREENVILLE COUNTY

OLLIE FARNSWORTH

Know All Men by These Presents:

That I, James Hagood Bruce in the State aforesaid, in consideration of the sum of Three Thousand Eight Hundred Fifty and No/100-----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 Investors Nine, a Corporation, Its Successors and Assigns forever:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, situate, lying and being on the eastern side of Woodside Avenue and being a portion of Lots 34 and 35 of a Map of Morgan Hill addition as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "A", Page 69 and being more particularly described according to a plat of Property of J. Hagood Bruce recorded in the R.M.C. Office for Greenville County in Plat Book JJ, Page 89, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Woodside Avenue, which iron pin is 89.8 feet in a southerly direction from the southeastern corner of the intersection of Woodside Avenue and Morgan Street and running thence S. 89-11 E. 92.3 feet to an iron pin; thence N. 83-10 E. 51.9 feet to an iron pin; thence S. 6-44 E. 42 feet to an iron pin; thence S. 82-36 W. 164.4 feet to an iron pin on the eastern side of Woodside Avenue; thence along the eastern side of Woodside Avenue N. 13-45 E. 60 feet to the beginning corner.

The above described property is part of the same conveyed to me by Alice Lillie May Wilbanks, et al by deed dated July 18, 1952 and recorded in the R.M.C. Office for Greenville County in Deed Book 459, Page 281. This conveyance is subject to the following condition: that no building shall be constructed nearer the front lot line than 29 feet; provided, however, that this condition shall not prevent the improvement of the dwelling now situate on the premises so long as any such improvement does not extend said dwelling any nearer the front lot line than it now is.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

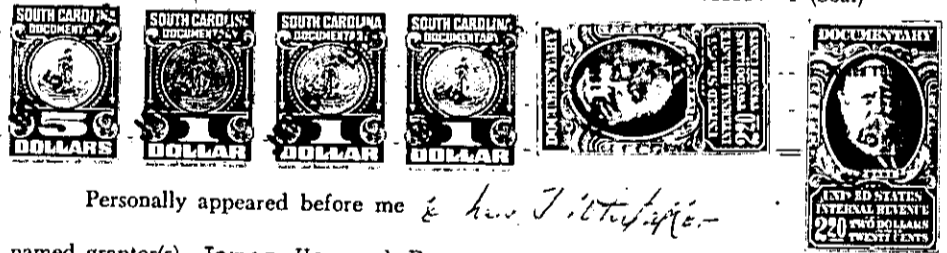
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and Its Successors and Assigns forever.

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) Successors 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 4th day of January in the year of our Lord One Thousand Nine Hundred and fifty-six

Signed, Sealed and Delivered in the Presence of [Signatures] (Seal) (Seal)

[Signatures: Charles T. Lotz, Geo. Williams]



State of South Carolina, Greenville County

Personally appeared before me & he, J. Williams

and made oath that he saw the within named grantor(s) James Hagood Bruce written deed, and that he, with J. Williams sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 4th day of January, A. D. 1956. [Signature] (Seal) Notary Public for South Carolina

[Signature: Charles T. Lotz]

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Sydney Bruce, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. May G. Bruce wife of the within named James Hagood Bruce 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 Investors Nine, Its Successors and 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 4th day of January, A. D. 1956. [Signature] (Seal) Notary Public for South Carolina

[Signature: May G. Bruce]

Cancelled documentary stamps attached: S. C. \$-----; U. S. \$-----

Recorded this 5th day of January 1956 at 3:31 P.M., No. 359 125-1-26.1 (Out of 125-1-26)