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GREENVILLE CO. S. C.

4M-1-55

TITLE OF REAL ESTATE—Form 137 1/2 — W. A. Seybt & Co., Inc., Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLIE FARRIS WOOD, R.M.C.

Know All Men by These Presents:

That I, J. C. James in the State aforesaid, in consideration of the sum of Twenty-Six Thousand Two hundred fifty - - - - - 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 I. A. Giles, Jr. and R. A. Hughes, their heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County and State aforesaid, on the West side of Augusta Road, shown on a plat prepared by Dalton & Leves, Engineers, September, 1932, recorded in the R. M. C. Office for Greenville County in Plat Book Lat page 218, containing 1.08 acres, more or less, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at the intersection of the Old Augusta Road and the New Augusta Road, and running thence with the center of the Old Augusta Road S. 74-17 W. 210 feet to an iron pin; thence still with the center of said Road S. 20-50 W. 30 feet to an iron pin; thence still with said Road S. 10-0 W. 163 feet to an iron pin at the rear corner of property now or formerly belonging to W. A. Lupo; thence along the line of the Lupo property N. 30-33 E. 290.8 feet more or less to an iron pin on the New Augusta Road; thence along the line of the New Augusta Road N. 13-13 W. 200 feet more or less to the point of beginning.

This property being shown in the Auditor's Office on Sheet # 211, Block 1 as Lot 1, and being the same property conveyed to the grantor herein by Ruby B. Manley on August 17, 1945 by deed recorded in the R. M. C. Office for Greenville County in Deed Book 279 at page 152.

Grantees to pay the 1956 taxes.

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 their 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 5th day of January in the year of our Lord One Thousand Nine Hundred and fifty-six

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: Hazel O. Allen, William I. Bouton

Seal lines for witnesses: J. C. James (Seal), (Seal), (Seal), (Seal), (Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me Hazel O. Allen

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

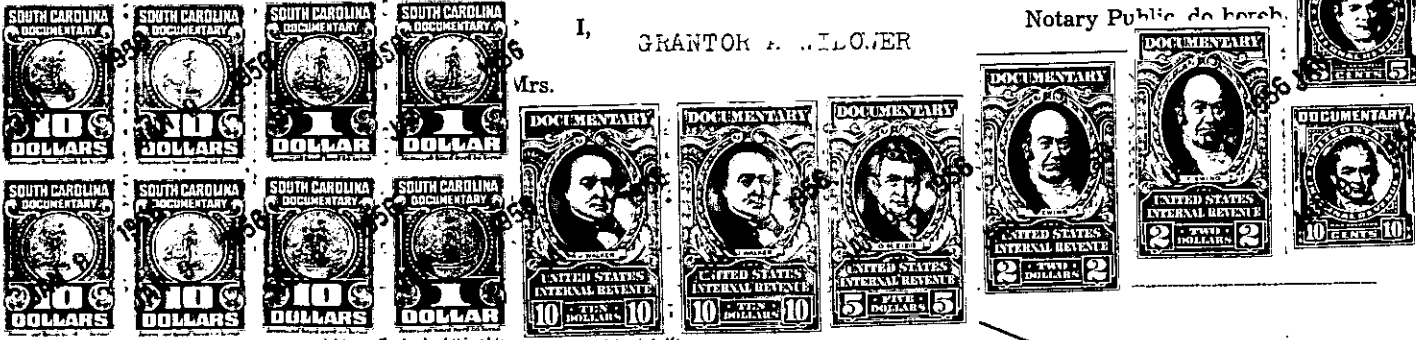
Sworn to before me this 5th day of January, A. D., 1956. William I. Bouton (Seal) Notary Public for South Carolina

Handwritten signature of Notary Public: Hazel O. Allen

RENUNCIATION OF DOWER

I, GRANTOR A. DOWER

Notary Public do hereby



Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ 5:21 P.M. Recorded this 9th day of January, 1956, at 734 M., No. 211-1-1