

TITLE OF REAL ESTATE—Form 137½ — W. A. Seybt & Co., Office Supplies, Greenville, S. C.

STATE OF SOUTH CAROLINA

JAN 13 10 54 AM 1956

COUNTY OF Greenville

LILLIE FARNSWORTH

Know All Men by These Presents:

That We, George Phinney and James M. Bruce in consideration of the sum of One Dollar (\$1.00).

in the State aforesaid, 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 Bruce Oil Company

All that certain piece, parcel or lot of land situate in Greenville Township, with all improvements thereon, lying and being on the S/W side of Buncombe Road near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot 16 and the greater portion of Lot 15 of Block A, on plat of lands of Mountain View Land Co., recorded in the R. M. C. Office for Greenville County in Plat Book 1, at Pages 396 and 397, and having, according to said plat, the following corners and bounds to wit:

BEGINNING at an iron pin at the S/W corner of Buncombe Road and Griddley Street, and thence along the S/W side of Buncombe Road, 57-30 E. 130 ft. to an iron pin in the front line of Lot 15, at corner of property now or formerly owned by J. P. Roy; thence with said Roy line in a S/W direction 170 ft. more or less to an iron pin on the W side of a 10 ft. alley; thence with the W side of said alley 22 ft. in a W direction to an iron pin at the intersection of said alley and Griddley Street; thence along the eastern side of Griddley Street along a curved line, 195 ft. to the intersection of Buncombe Road, less however the strip of land taken from the front of said lot by the S. C. Highway Department for purpose of widening Buncombe Road.

The purpose of this deed is to correct an error inasmuch as the prior deeds should have been to the above Grantee instead of the individual officers above.

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 heirs, assigns 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 29th day of December in the year of our Lord One Thousand Nine Hundred and Fifty Five

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Burnet R. Maybank, N. Jean Griffin, George Phinney, and James M. Bruce, each with a seal.

State of South Carolina

COUNTY OF Greenville

Personally appeared before me

N. Jean Griffin

and made oath that she saw the within named grantor(s) George Phinney and James M. Bruce sign, seal and as their act and deed deliver the within written deed, and that she, with Burnet R. Maybank witnessed the execution thereof.

Sworn to before me this 29th day of December, A. D., 1955. Burnet R. Maybank, Notary Public for South Carolina

N. Jean Griffin

State of South Carolina

COUNTY OF Greenville

RENUNCIATION OF DOWER

I, Burnet R. Maybank

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Rae R. Phinney and Mamie J. Bruce wife of the within named George Phinney and James M. 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 Bruce Oil Co. its successors, 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 29th day of December, A. D., 1955. Burnet R. Maybank, Notary Public for South Carolina

Handwritten signatures of Rae R. Phinney and Mamie J. Bruce.

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 10:58 A.M. Recorded this 13th day of January 1956, at 1 M., No. 1113

151-1-1