

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

AUG 21 10 29 AM 1956

Know All Men by These Presents:

That I, J. LOUIS COWARD, in the State aforesaid, in consideration of the sum of One and no/100 (\$1.00) - - - - - 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 JOHN R. HILLEY, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Paris Mountain Township, being known and designated as Lot No. 40 of a subdivision known as New Furman Heights according to a plat thereof recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "EE", at page 75, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northern side of Ruby Drive, the joint front corners of Lots 39 and 40, and running thence along the joint line of said lots, N. 5-30 E., 175 feet to an iron pin; thence N. 84-30 W., 80 feet to an iron pin; at the rear corner of Lot 41; thence along the rear lines of Lots 41 and 42, S. 5-30 W., 175 feet to an iron pin on the Northern side of Ruby Drive; thence along the Northern side of Ruby Drive, S. 84-30 E., 80 feet to the Beginning corner.

This conveyance is subject to restrictions and protective covenants recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 504, page 511.

Being the same property conveyed to the Grantor herein by deed of Leslie & Shaw, Inc., dated October 26, 1954, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 511, page 21.

GRANTEE to pay 1956 taxes. By deed of even date herewith, the above lot was conveyed to the grantee, John R. Hilley, by J. Louis Coward Construction Company, Inc., recorded in Deed Book 558, at page 343. It was intended by that deed that J. Louis Coward individually should convey the above described property, but through error the deed of J. Louis Coward Construction Company, Inc. was made, the within deed is made by the grantor to correct said error.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, error 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 2nd day of August in the year of our Lord One Thousand Nine Hundred and fifty-six.

Signed, Sealed and Delivered in the Presence of Mary Sue Tillotson, Patrick C. Fant, J. Louis Coward (Seal), (Seal), (Seal), (Seal)

State of South Carolina, Greenville County Personally appeared before me Mary Sue Tillotson and made oath that she saw the within named grantor(s) J. Louis Coward sign, seal and as his act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof. Sworn to before me this 2nd day of August A. D. 1956 Patrick C. Fant (Seal) Notary Public for South Carolina Mary Sue Tillotson

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Patrick C. Fant Notary Public, do hereby certify unto all whom it may concern, that Mrs. Mary T. Coward wife of the within named J. Louis Coward 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 John R. Hilley, 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 12th day of August A. D. 1956 Patrick C. Fant (Seal) Notary Public for South Carolina Mary T. Coward

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 21st day of August 1956, at 10:29 A.M., No. 21242 425-2-C