

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON, BLYTHE & ARNOLD, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

FILED NOV 4 4 05 PM 1957

Know All Men by these Presents:

That I, Ben R. Lever, Sr. in consideration of the sum of One and No/100 - - - (\$1.00) - - - and recitals, 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 Ben R. Lever, Jr., his Heirs and Assigns, forever:

All my right, title and interest, the same being a life estate in an undivided one-half interest, in and to the following real estate:

All that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the Southern side of Sullivan Street, being shown as Lot No. 4 on Plat of property of S. O. Skelton recorded in Plat Book E, at page 282, R.M.C. Office for Greenville County, and also the strip of land lying immediately to the rear of Lot No. 4, and when described as a whole, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Sullivan Street, at the joint front corner of Lots Nos. 3 and 4, and running thence with the line of Lot No. 3, and continuing, S. 0-23 W. 212 feet to an iron pin; thence N. 88-47 W. 75 feet to an iron pin; thence N. 0-23 E. 212 feet to an iron pin on Sullivan Street; thence with the Southern side of Sullivan Street, S. 88-25 E. 75 feet to the point of beginning.

Said premises being the same conveyed to Jennie S. Lever by Deeds recorded in Deed Book 56, at page 226 and Deed Book 105, at page 174, respectively. By her Will she devised a one-half interest in the property to Ben R. Lever, Sr., for life, and all other interest in the property to Ben R. Lever, Jr., and the purpose of this Deed is to vest the fee simple title in Ben R. Lever, Jr..

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 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 31st day of October in the year of our Lord One Thousand Nine Hundred and fifty-seven.

Ben R. Lever Sr. (Seal)

Signed, Sealed and Delivered in the Presence of

Obera F. Mitchell (Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Obera F. Mitchell

and made oath that she saw the within named grantor(s) Ben R. Lever, Sr. sign, seal and as his act and deed deliver the within written deed, and that she, with J. L. Love witnessed the execution thereof.

Sworn to before me this 31st day of October, A. D., 19 57. Notary Public for South Carolina

Obera F. Mitchell (Seal)

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, J. L. Love, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ben R. Lever, Sr. wife of the within named Ben R. Lever, Sr. 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 Ben R. Lever, Jr., his Heirs and Assigns, all her interest and estate, and also 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 31st day of October, A. D., 19 57. Notary Public for South Carolina

Mrs. Ben R. Lever Sr. (Seal)

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ Recorded this 4th day of November 19 57, at 4:05 P.M. M., No. #25963