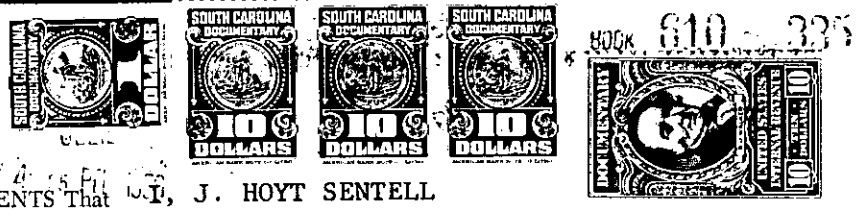


TITLE TO REAL ESTATE—Prepared by KKKK

STATE OF SOUTH CAROLINA, GREENVILLE
County of GREENVILLE



KNOW ALL MEN BY THESE PRESENTS That J. HOYT SENTELL

in the State aforesaid,

in consideration of the sum of FIFTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$15,500.00)----- 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

JAMES A. HAYES, 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, and in Butler Township, being known and designated as Lot No. 7, as shown on plat of property of Morningside, as made by Dalton & Neves, Engineers, in December, 1952, which plat is of record in the R. M. C. Office for said County and State in Plat Book EE, at pages 2 and 3, reference to which plat is hereby made, said lot of land being described by metes and bounds, as follows; to-wit:

BEGINNING at an iron pin on the Northeastern side of Spring Valley Road as shown on said plat at the corner common to Lots 7 and 8, and running thence N. 42-58 W. along said Spring Valley Road, 88.6 feet to an iron pin; thence on an arc N. 1-22 E. 35.3 feet to an iron pin on High Point Street; thence along High Point Street N. 46-02 E. 163.9 feet to an iron pin common to Lot 16; thence along the dividing line of Lots 7 and 16 S. 42-20 E. 119.0 feet to an iron pin common to Lot 8; thence along the dividing line of Lots 7 and 8 S. 47-40 W. 187.5 feet to the place of beginning.

This property is subject to the restrictions and reservations set out in an instrument of writing dated January 20, 1953, and recorded in the R.M.C. Office for said County and State in Deed Book 470 at page 369, reference to which is hereby expressly made as a part of this conveyance, and is subject to the following additional restriction: "All tanks, barrels and containers for fuel oil shall be placed below the surface of the ground or concealed."

This is the same property conveyed to the grantor herein and Furman C. Smith by deed of Lide L. Richbourg and Lila M. Richbourg dated September 5, 1955, and recorded in the R.M.C. Office for Greenville County in Deed Book 534, at page 84, and by deed of Furman C. Smith dated September 30, 1958, conveying his one-half interest in said lot to the grantor herein, which deed is to be recorded herewith.

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, his Heirs and Assigns forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(x) 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(x) Heirs and Assigns against the grantor(s) and grantor's(x) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(x) hand and seal this fourteenth day of November in the year of our Lord One Thousand Nine Hundred and Fifty-eight

Signed, Sealed and Delivered in the Presence of

Mary Ann Phillips
Robert A. Ellington



J. Hoyt Sentell (Seal)



STATE OF SOUTH CAROLINA, } Personally appeared before me Mary Ann Phillips
County of GREENVILLE } and made oath that she saw the within named grantor(s) sign, seal and as his
act and deed deliver the within written deed, and that she, with Robert A. Ellington witnessed the execution thereof.

Sworn to before me this 14th day of November, A. D. 1958
Furman C. Smith (Seal)
Notary Public for South Carolina

Mary Ann Phillips

STATE OF SOUTH CAROLINA, } RENUNCIATION OF DOWER
County of GREENVILLE } I, Furman C. Smith, a Notary Public for S. C.

do hereby certify unto all whom it may concern, that Mrs. Ethel E. Sentell wife of the within named J. Hoyt Sentell did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s), 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 14th day of November, A. D. 1958
Furman C. Smith (Seal)
Notary Public for South Carolina

Ethel E. Sentell