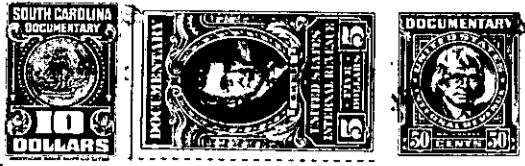


TITLE OF REAL ESTATE - Form 137 1/2 - W. A. Seybt & Co., Office Supplies



STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Know All Men by These Presents:

That Virginia T. Duncan in the State aforesaid, in consideration of the sum of Four Thousand Six Hundred Sixty-two and 13/100 DOLLARS, plus assumption of mortgage to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Arthur E. Pitts, Jr.

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, being known and designated as Lot #45, according to a plat of Map #2, Canilla Park, prepared by W. J. Riddle December 1943, and recorded in the R. M. C. Office for Greenville County in Plat Book M at page 185, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Flora Avenue, joint front corner of Lots Nos. 44 and 45 and running thence with the joint line of said lots, N. 80-44 W. 200 feet to an iron pin, the joint rear corner of Lots Nos. 44 and 45; thence with the rear line of Lot #45 N. 9-16 E. 80 feet to an iron pin, the joint rear corner of Lots Nos. 45 and 46; thence with the joint line of said lots, S. 80-44 E. 200 feet to an iron pin on the Western side of Flora Avenue, the joint front corner of Lots Nos. 45 and 46; thence with the Western side of said avenue, S. 9-16 W. 80 feet to the point of beginning,

As part of the consideration hereof, the grantee assumes and agrees to pay the balance due on that certain mortgage executed by John K. Temple, Jr. to the First Federal Savings and Loan Association, said mortgage recorded in the R. M. C. Office for Greenville County in Mortgage Vol. 735 at page 303.

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 17th day of January in the year of our Lord One Thousand Nine Hundred and Fifty-nine

Signed, Sealed and Delivered in the Presence of  
Virginia T. Duncan (Seal)  
Emma M. Butler (Seal)  
Fred W. McDonald (Seal)

State of South Carolina } Personally appeared before me Emma M. Butler  
COUNTY OF GREENVILLE }

and made oath that she saw the within named grantor(s) Virginia T. Duncan sign, seal and as her act and deed deliver the within written deed, and that she, with Fred W. McDonald witnessed the execution thereof.

Sworn to before me this 17th day of January, A. D., 1959  
Emma M. Butler (Seal)  
Notary Public for South Carolina

State of South Carolina } RENUNCIATION OF DOWER Grantor a woman.  
COUNTY OF } I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D., 1959  
(Seal)  
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ 2:32 P. M.  
Recorded this 20th day of January 19 59, at / M., No. 18403