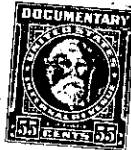


TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorneys at Law, Greenville

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by these Presents:

That Lester L. Kerns

in consideration of the sum of Forty-One Hundred Fifty and No/100 (\$4150.00) DOLLARS, and assumption of mortgage set out below

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 Geraldine Latham, her heirs and assigns forever:

All that certain lot of land situate, lying and being on the north side of Durham Street in a section known as Welcome No. 4 Greenville County, South Carolina, being known and designated as lot # 5 on a plat of resubdivision of property owned by Central Realty Corporation made by Pickell & Pickell, June 20, 1946, recorded in the RMC Office for Greenville County in Plat Book B at Page 199, and having according to the said plat the following metes and bounds, to-wit:

BEGINNING at a point on the north side of Durham Street, 300 feet from the intersection of Durham Street and an unnamed 20 foot street, which point is the joint corner of lots # 5 and 6, and running thence with the north side of said Durham Street, S. 69-30 W. 60 feet to a point, joint corner of lots # 4 and 5; thence along the joint line of lots # 4 and 5, N. 22-00 W. 150 feet to a point, joint rear corner of lots # 4 and 5; thence N. 69-30 E. 60 feet to a point, joint rear corner of lots # 5 and 6; thence along the joint line of said lots # 5 and 6, S. 22-00 E. 150 feet to the point of beginning, joint corner of lots # 5 and 6 on the north side of Durham Street.

Being the same premises conveyed to the grantor by deed recorded in Book of Deeds 303 at Page 252.

As a part of the consideration for this deed the grantee assumes and agrees to pay a balance due on a mortgage held by New York Life Insurance Company in the amount of \$48,311.00 TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

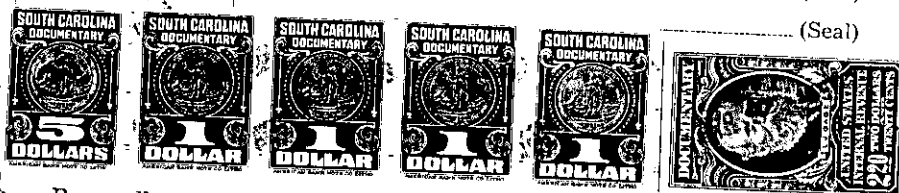
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and her Heirs and Assigns forever.

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 6th day of April in the year of our Lord One Thousand Nine Hundred and Fifty-Nine

Signed, Sealed and Delivered in the Presence of

Ena W. King



STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Ena W. King

and made oath that She saw the within named grantor(s) Lester L. Kerns sign, seal and as his act and deed deliver the within written deed, and that she, with Robert F. Plaxco, Jr. witnessed the execution thereof.

Sworn-to before me this 6th day of April, A. D., 19 59

Notary Public for South Carolina

Ena W. King

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, Robert F. Plaxco, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary Kerns wife of the within named Lester L. Kerns 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 Geraldine Latham, her 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 6th day of April, A. D., 19 59

Notary Public for South Carolina

Mary Kerns

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 6th day of April 19 59, at 12:08 P.M., No. 25974