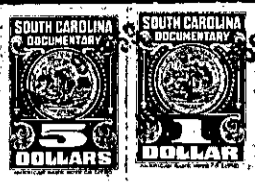


TITLE TO REAL ESTATE—Prepared by HAYNSWORTH, PERRY, BRYAN & COMPANY, Attorneys at Law, Greenville, S. C.
STATE OF SOUTH CAROLINA,
County of GREENVILLE



BOOK 627 PAGE 483

JUN 19 4 01 PM 1959

KNOW ALL MEN BY THESE PRESENTS That we, G. S. HAYES AND FLORA K. HAYES

in the State aforesaid,

in consideration of the sum of THREE THOUSAND (\$3,000.00) 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

FURMAN C. SMITH:

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. 45, as shown on plat of property of Morning-side, as made by Dalton & Neves, Engineers, in December 1952, which plat is of record in the R. M. C. Office for Greenville County, S. C., in Plat Book "FF", at pages 83, 84 and 85, reference to which 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 Clearview Avenue as shown on said plat at the corner common to Lots 44 and 45 and running thence N. 35-45 E. along the dividing line between Lots 44 and 45 180 feet to an iron pin; thence S. 47-48 E. 125 feet to an iron pin at the corner of Lot 46; thence along the dividing line between Lots 45 and 46 S. 35-45 W. 201.9 feet to an iron pin on the Northeastern side of Clearview Avenue; thence N. 43-44 W. along said Northeastern line of Clearview Avenue 111.9 feet to an iron pin; thence to place of beginning 15.1 feet.

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 State and County in Deed Book 470, page 369, reference to which is hereby expressly made as a part of this conveyance, and is subject to the following additional restrictions: "All tanks, barrels and containers for fuel oil shall be placed below the surface of the ground or concealed."

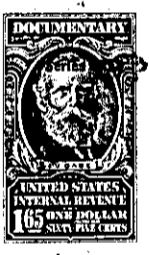
This is the same property conveyed to G. S. Hayes and Flora K. Hayes by deed of Lide L. Richbourg and Lila M. Richbourg dated July 7, 1953, and recorded in the R.M.C. Office for Greenville County in Deed Book 481, page 377.

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 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 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) hands and seals this 15th day of June in the year of our Lord One Thousand Nine Hundred and fifty-nine

Signed, Sealed and Delivered in the Presence of
Lola K. Albright
Mary Kelley



G. S. Hayes (Seal)
Flora K. Hayes (Seal)

STATE OF SOUTH CAROLINA,
County of GREENVILLE

Personally appeared before me Mary Kelley and made oath that he saw the within named grantor(s) sign, seal and as THEIR act and deed deliver the within written deed, and that she, with Lola K. Albright witnessed the execution thereof.

Sworn to before me this 15th day of June, A. D. 1959
Brydies Kelley (Seal)
Notary Public for South Carolina

Mary Kelley

STATE OF SOUTH CAROLINA,
County of Greenville

RENUNCIATION OF DOWER
I, Brydies Kelley, a Notary Public for South Carolina

do hereby certify unto all whom it may concern, that Mrs. Flora K. Hayes wife of the within named G. S. Hayes 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 15th day of June, A. D. 1959
Brydies Kelley (Seal)
Notary Public for South Carolina

Flora K. Hayes



Recorded June 19, 1959 at 4:01 P. M. #34211
277.1-2-10