

STATE OF SOUTH CAROLINA COUNTY OF

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That J. Louis Coward Construction Co., Inc. a corporation chartered under the laws of the State of South Carolina and having a place of business and owning property in the aforesaid County and State of South Carolina, for and in consideration of the sum of One and no/100 (\$1.00)

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto quitclaim

Leone S. Leach, her heirs and assigns, forever,

ALL that piece, parcel or lot of land, together with buildings and improvements thereon, situate, lying and being in Greenville Township, Greenville County, State of South Carolina at the southeasterly corner intersection of Brookside Way and Marshall Court, known as a part of the property of Sue C. Ashmore, and having according to a plat thereof made by Dalton & Neves, Engineers, dated June, 1959, the following metes and bounds, to wit:

BEGINNING at an iron pin at the southeasterly corner intersection of Brookside Way and Marshall Court, and running thence along the easterly side of Marshall Court, S. 23-51 E., 200 feet to an iron pin; thence N. 73-55 E., 85.7 feet to an iron pin on the property now or formerly belonging to J. D. Ashmore, Jr.; thence along the line of said property N. 25-30 W., 200 feet to an iron pin on the southerly side of Brookside Way; thence along said side of said Brookside Way, S. 74-32 W., 80 feet to an iron pin, the point of beginning.

The above described property is the identical property conveyed to the grantee herein by deed of J. Lewis Coward Construction Co., dated April 26, 1952 recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 455, at page 255. Some question having arisen as to the validity of said deed conveying the corporate title of the grantor herein, this Quitclaim Deed is being executed to clear up and settle any such question.

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 said granting Corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named and his (or their) heirs and assigns against the claim and its successors and against every person, whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers; J. Louis Coward, President on this 19th day of June, 1959.

Signed, sealed and delivered in the presence of:

Handwritten signatures of witnesses: M. M. M. and J. M. Dillard

J. Louis Coward Construction Co., Inc. (LS) By J. Louis Coward Its President

State of South Carolina, COUNTY OF

PERSONALLY appeared before me P. Bradley Morrah, Jr. and made oath that he saw J. Louis Coward as President and J. Louis Coward Construction Co., Inc. a corporation chartered under the laws of the state of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that he, with John M. Dillard, witnessed the execution thereof.

SWORN to before me this 19th day of June A. D. 1959 John M. Dillard (L. S.) Notary Public for South Carolina.

Handwritten signature of P. Bradley Morrah, Jr.

Recorded this 20th day of June, 1959 at 9:52 A.M. No. 34314

MIS. 2-1-7