

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, Carl D. Maxwell in the State aforesaid, in consideration of the sum of Ten and No/100ths (\$10.00)----- 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 the said

Helen. H. Maxwell, her heirs and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the major portion of Lot No. 3-A, property of Ethel Y. Perry Estate, as per plat thereof recorded in Plat Book R, at page 127 of the R. M. C. Office for Greenville County, and having according to a survey thereof dated December 20, 1948, by A. C. Crouch, Registered Engineer, recorded in said Office in Plat Book V, Page 19, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Easterly side of Franklin Road, which iron pin is 90 feet in a Southerly direction from Berkley Avenue, joint front corner of Lots Nos. 2-A & 3-A; thence along the joint line of said lots, S. 75-15 E. 148 feet to an iron pin; thence S. 19-32 W. 75 feet to an iron pin; thence N. 75-15 W. 148 feet to an iron pin in the line of Franklin Road; thence along the Easterly side of Franklin Road, N. 19-32 E. 75 feet to the point of beginning

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 26th day of August in the year of our Lord One Thousand Nine Hundred and fifty-nine

Signed, Sealed and Delivered in the Presence of

[Signatures of witnesses]

Carl D. Maxwell (Seal) [Signature]

State of South Carolina, Greenville County

Personally appeared before me Anna H. Harris

and made oath that she saw the within named grantor(s) Carl D. Maxwell sign, seal and as his act and deed deliver the within written deed, and that she, with Rex L. Carter witnessed the execution thereof.

Sworn to before me this 26th day of August, A. D. 1959 [Signature]

[Signature]

State of South Carolina, Greenville County

RENUNCIATION OF DOWER GRANTEE WIFE OF GRANTOR 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 [Signature]