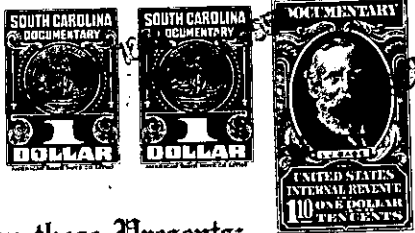


TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorneys at Law

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by these Presents:

That Charles M. Dustin in the State aforesaid, in consideration of the sum of Six Hundred Forty and 38/100 ----- (\$640.38) DOLLARS, and assumption of mortgage as 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 R. C. Ayers, his heirs and assigns forever,

All that piece, parcel or lot of land in Greenville County, State of South Carolina, in or near Mauldin, South Carolina, and being known and designated as Lot 1 on an unrecorded plat of S. M. Forrester made by C. C. Jones, Engineer, dated March 23, 1956, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the southwestern corner of the intersection of Sunrise Drive and Hyde Circle and running thence along Hyde Circle, S. 31-22 E. 147.2 feet to an iron pin; thence S. 75-45 W. 113.6 feet to an iron pin, joint rear corner of lots 1 and 2; thence with the line of Lot 2, N. 24-52 W. 147.5 feet to an iron pin on Sunrise Drive; thence with Sunrise Drive, N. 78-18 E. 97.3 feet to the point of Beginning.

Being the same property conveyed to the Grantor by deed recorded in Deed Book 634 at page 167.

As a part of the consideration the grantee assumes and agrees to pay the balance due on a mortgage of Charles M. Dustin to Virginia Simkins in the amount of \$559.62 being recorded in Mortgage Book 802, Page 525, in the R. M. C. Office for Greenville County.

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 19th day of December in the year of our Lord One Thousand Nine Hundred and Fifty Nine.

Signed, Sealed and Delivered in the Presence of

Mable G. Lewis (Signature)

Charles M. Dustin (Signature) (Seal)
(Seal)
(Seal)
(Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Mable G. Lewis

and made oath that she saw the within named grantor(s) Charles M. Dustin sign, seal and as his act and deed deliver the within written deed, and that she, with Belton O. Thomason, Jr. witnessed the execution thereof.

Sworn to before me this 19th day of December, A. D., 1959 (Signature) (Seal) Notary Public for South Carolina

Mable G. Lewis (Signature)

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER Belton O. Thomason Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Beverlee E. Dustin wife of the within named Charles M. Dustin 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 R. C. Ayers, his 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 19th day of December, A. D., 1959 (Signature) (Seal) Notary Public for South Carolina

Beverlee E. Dustin (Signature)

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 21st day of December 1959, at 10:34 A.M. M. No. #17946

M3.1-1-37.2