

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Know All Men by These Presents:

That we, Frank A. Bailey and Opal G. Bailey in the State aforesaid, in consideration of the sum of Six Thousand and No/100 DOLLARS, and the assumption by the grantees of that certain mortgage hereinafter more fully described to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

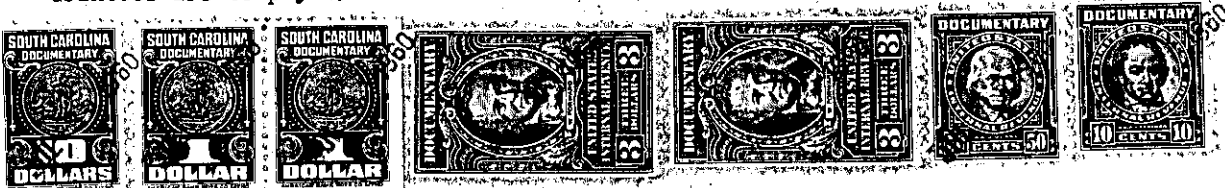
* CHARLES M. FERGUSON AND MONA R. FERGUSON, THEIR HEIRS & ASSIGNS FOREVER *

All that certain piece, parcel or lot of land situate, lying and being in Chick Springs Township, Greenville County, South Carolina, known and designated as Lot No. 263 on a plat of Robert J. Edwards property recorded in the RMC Office for Greenville County in Plat Book "EE", at pages 60 and 61, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the South side of Mabel Avenue at the joint front corner of Lots 263 and 264, and running thence along the line of Lot No. 264, S. 47-00 E., 200 feet to an iron pin; thence along the rear of Lot No. 274, S. 43-00 W., 100 feet to an iron pin; thence along the line of Lot No. 262, N. 47-00 W., 200 feet to an iron pin on Mabel Avenue; thence along the Southern side of Mabel Avenue, N. 43-00 E., 100 feet to the point of BEGINNING.

AS A PART OF THE CONSIDERATION, the grantees assume and agree to pay the balance of \$14,872.21 on that certain mortgage from the grantors to the PRUDENTIAL INSURANCE COMPANY OF AMERICA.

Grantees are to pay 1960 taxes.



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 their 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) hands and seals this 25th day of July in the year of our Lord One Thousand Nine Hundred and Sixty.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Marie S. Phillips and Sidney L. Jay.

Handwritten signatures of Frank A. Bailey and Opal G. Bailey, each followed by "(Seal)".

State of South Carolina

Personally appeared before me Marie S. Phillips

COUNTY OF GREENVILLE

and made oath that she saw the within named grantor(s) written deed, and that she, with Sidney L. Jay

sign, seal and as their act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 25th day of July, 1960. Notary Public for South Carolina. (Seal)

Handwritten signature of Marie S. Phillips.

State of South Carolina

RENUNCIATION OF DOWER

COUNTY OF GREENVILLE

I, Sidney L. Jay Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Opal G. Bailey wife of the within named Frank A. Bailey 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 Charles M. and Mona R. Ferguson, their 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 25th day of July, 1960. Notary Public for South Carolina. (Seal)

Handwritten signature of Opal G. Bailey.

Cancelled documentary stamps attached: S. C. \$; U. S. \$; A. M. Recorded this 25th day of July 1960, at 11:46 A.M., No. 2645

P15.9-1-87