

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

Know All Men by These Presents:

That I, Nick A. Theodore in the State aforesaid, in consideration of the sum of One and no/100 DOLLARS, and the love and affection for the within grantee 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 Eric D. Theodore, her heirs and assigns,

All that certain piece, parcel or lot of land in Chick Springs Township, State of South Carolina, County of Greenville, on the southern side of Mable Avenue (now Yorkshire) and being shown as Lot No. 78 on Plat # 2 of the property of James M. Edwards recorded in Plat Book II, at page 120, and having, according to said plat, the following notes and bounds, to wit:

beginning at an iron pin on the southern side of Mable Avenue (now Yorkshire) at the joint front corner of Lots 77 and 78, and running thence with the line of Lot 77, S. 33 32 W. 200 feet to an iron pin; thence S. 70 22 E. 100 feet to an iron pin at rear corner of Lot 79; thence with the line of Lot 79, N. 33 28 W. 200 feet to an iron pin on Mable Avenue (now Yorkshire); thence with the southern side of Mable Avenue N. 56-22 W. 100 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 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 3rd. day of December in the year of our Lord One Thousand Nine Hundred and Sixty

Signed, Sealed and Delivered in the Presence of [Signatures and Seals]

State of South Carolina Personally appeared before me H. H. Bearden COUNTY OF Greenville

and made oath that he saw the within named grantor(s) Nick A. Theodore sign, seal and as his act and deed deliver the within written deed, and that he, with Paul J. Foster witnessed the execution thereof.

Sworn to before me this 3rd day of December, A. D., 19 60 [Signature and Seal] Notary Public for South Carolina

State of South Carolina RENUNCIATION OF DOWER Grantee wife of Grantor I, 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., 19 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ P. Recorded this 6th day of December 19 60, at 2:25 M., No. #14569

P15.10-1-132