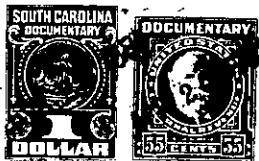


STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

APR 26 11 51 AM 1961



Know All Men by These Presents:

That I, Christine M. Phillips, in the State aforesaid, in consideration of the sum of Four Hundred Fifty (\$450.00) 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

Elbert A. Leopard and Thelma C. Leopard, their heirs and assigns forever,

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, lying and being in School District 8 F. and of Woodville Heights, as shown on plat thereof made by W. J. Riddle, surveyor, December 1940 and recorded in the R. M. C. Office for Greenville County in Plat Book "L", at page 14 and 15, and being more particularly described as follows:

BEGINNING at a point in the joint line of Lots Nos. 20 and 21, which point is 350 feet northwest from McDowell Street, and running thence with the joint line of said Lots N. 44-12 W., 119 feet to a point in the branch; thence with the branch as the line in an easterly direction 70 feet to a point, corner of property of W. P. McGee; thence with the line of said property S. 44-12 E., 124 feet to a point, corner of property of Mamie Lee Burton; thence with the line of said property S. 60-30 W., 70 feet to the beginning corner. This is the same property conveyed to Christine M. Phillips by W. P. McGee, by deed recorded in the R. M. C. Office for Greenville County in Deed Book 522 at page 300.

This property is subject to an easement of 10 feet in width reserved in the prior deed. This easement, together with a similar easement/adjoining property, is now known as Pine Brook Drive and is a public road. The grantees shall have all rights of ingress and egress over said road.

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) hand and seal this 26th day of April in the year of our Lord One Thousand Nine Hundred and sixty-one.

Signed, Sealed and Delivered in the Presence of

George F. Townes
Marian P. Farrar

Christine M. Phillips (Seal)
(S Seal)
(S Seal)
(S Seal)

State of South Carolina, Greenville County

Personally appeared before me Marian P. Farrar

and made oath that s he saw the within named grantor(s) Christine M. Phillips sign, seal and as her act and deed deliver the within written deed, and that s he, with George F. Townes witnessed the execution thereof.

Sworn to before me this 26th day of April, A. D. 19 61
George F. Townes (Seal)
Notary Public for South Carolina

Marian P. Farrar

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Woman 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. 19 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 26th day of April 19 61 at 11:51 A.M. M. No. #26411

128-3-66