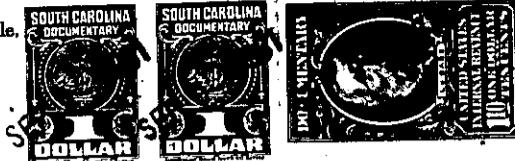


GREENVILLE COUNTY



Know All Men by These Presents:

That I, Horace P. Baumgardner, as Trustee,

in consideration of the sum of One Thousand and No/100 (\$ 1,000.00) in the State aforesaid, 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 grantee, Mauldin Construction Co., its successors and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, being known and designated as Lot No. 23 of a subdivision known as Dogwood Terrace as shown on plat thereof prepared by J. Mac Richardson, R. L. S., May, 1960 and recorded in the R. M. C. office for Greenville County in Plat Book UU, at page 5, and having, according to a revised plat of a portion of said subdivision prepared by R. K. Campbell May 18, 1961 and recorded in the R. M. C. office for Greenville County in Plat Book VV, at page 86, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Sylvania Drive, the joint front corner of Lots Nos. 22 and 23, and running thence along the joint line of said lots, N. 51-44 E. 169.5 feet to an iron pin; thence S. 46-40 E. 79.5 feet to an iron pin; thence S. 45-41 E. 31.8 feet to an iron pin at the joint rear corner of Lots, 23 and 24; thence along the joint line of said lots, S. 59-25 W. 189.5 feet to an iron pin on the northeastern side of Sylvania Drive; thence along the northeastern side of Sylvania Drive, N. 36-06 W. 84 feet to an iron pin, the beginning corner.

The above described property constitutes Lot #23 according to the above mentioned plat recorded in VV at page 86; and it constitutes Part of Lot #23 and Part of Lot #24 according to plat recorded in UU at page 5.

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 its successors 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 6th day of September in the year of our Lord One Thousand Nine Hundred and Sixty-One.

Signed, Sealed and Delivered in the Presence of

Mary S. Martin
Carolyn Anders

Horace P. Baumgardner, as Trustee (Seal)
Horace P. Baumgardner, as Trustee (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, }
Greenville County }

PROBATE
Personally appeared before me Carolyn Anders

and made oath that she saw the within named grantor(s) Horace P. Baumgardner, as Trustee sign, seal and as his act and deed witness the execution thereof.

Sworn to before me this 6th day of September, A. D. 1961
Mary S. Martin (Seal)
Notary Public for South Carolina

Carolyn Anders

State of South Carolina, }
Greenville County }

RENUNCIATION OF DOWER

NO DOWER NECESSARY

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 Notary Public for South Carolina

Recorded this 9th day of September 1961 at 10:28 A. M., No. #6527

88-1-22