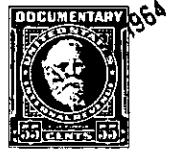


TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorneys at Law, Greenville, S. C.



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by these Presents:

That Alvin A. McCall, Jr. in the State aforesaid, in consideration of the sum of THIRTY FOUR HUNDRED THIRTY AND NO/100THS- - - - DOLLARS, (\$3430.00) and assumption of mortgage 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 Perry A. Lenardis and Stella C. Lenardis, their heirs and assigns

All that lot of land in Greenville County, State of South Carolina, on the northern side of Beaufort Street, near the City of Greenville, being the major portion of Lot 44 and a small portion of Lot 43 as shown on a plat of Spring Forest recorded in Plat Book XX at page 126 and described as follows:

BEGINNING at an iron pin on the northern side of Beaufort Street 20 feet west from the joint corner of Lots 43 and 44 and running thence in a northerly direction 165.5 feet, more or less, to an iron pin in the rear line of Lot 39; thence with the line of said lot N. 81-48 E. 47.2 feet to an iron pin at the corner of Lot 38; thence with the lines of Lots 38 and 37 S. 73-12 E. 126.6 feet to an iron pin at the corner of Lot 45; thence with the line of said lot S. 43-23 W. 190.2 feet to an iron pin on Beaufort Street; thence with the curve of the northern side of said street, the chords of which are N.67-44 W. 25 feet, S. 83-50 W. 30 feet, and S. 52-32 W. 20 feet to the beginning corner.

This being the same property conveyed to the grantor by deed of McCall-Threatt Enterprises, Inc. dated April 13, 1964.

As a part of the consideration for this conveyance, the grantees assume and agree to pay a balance of \$16,500.00 due on a mortgage held by Fidelity Federal Savings & Loan Association dated April 13, 1964.

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.

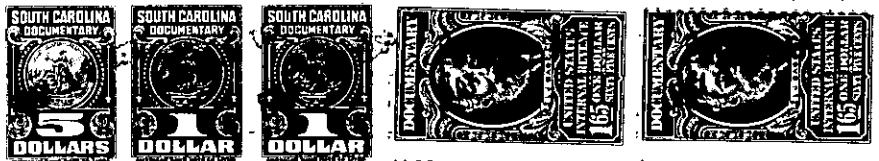
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs 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 20th day of April in the year of our Lord One Thousand Nine Hundred and Sixty Four

Alvin A. McCall, Jr. (Seal)

Signed, Sealed and Delivered in the Presence of

Joyce K. Pickens, Ben C. Thornton



STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Joyce K. Pickens

and made oath that he saw the within named grantor(s) Alvin A. McCall, Jr.

written deed, and that she, with Ben C. Thornton sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 20th day of April, A. D., 1964. Ben C. Thornton (Seal) Notary Public for South Carolina

Joyce K. Pickens

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, Ben C. Thornton Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Wanda E. McCall wife of the within named Alvin A. McCall, Jr. 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 Perry A. and Stella C. Lenardis, their 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 20th day of April, A. D., 1964. Ben C. Thornton (Seal) Notary Public for South Carolina

Wanda E. McCall

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 15th day of May 1964 at 4:01 P. M., No. 32387

Pr of 278-1-112.1 OUT OF 278-1-111 278-1-112-1 OUT OF 278-1-112