

STATE OF SOUTH CAROLINA GREENVILLE COUNTY

OLLIE FARNSWORTH

Know All Men by These Presents:

That I, Ambrose H. Easterby, Jr.

in consideration of the sum of Ten (\$10.00) in the State aforesaid, and subject to mortgage described hereinbelow 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 Ambrose H. Easterby, Sr., as Trustee for Elliott A. Easterby, et al, under Agreement dated April 10, 1969, his Successors and Assigns.

ALL that lot of land with the buildings and improvements thereon, situate on the East side of Charlbury Street in the City of Greenville in Greenville County, South Carolina, being shown as Lot No. 23 on Plat of Section F of Gower Estates, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book JJJ, Page 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Charlbury Street at the joint front corner of Lots 22 and 23 and running thence along the line of Lot 22, N70-04E 179.9 feet to an iron pin; thence N19-50W 115 feet to an iron pin; thence along the line of Lot 24, S70-04W 179.9 feet to an iron pin on the East side of Charlbury Street; thence along Charlbury Street S19-50E 115 feet to the beginning corner.

AS part of the consideration for this conveyance, the Grantee takes the foregoing property subject to that certain note and mortgage given by M. G. Proffitt, Inc. to Fidelity Federal Savings & Loan Assn., Greenville, S. C., dated April 21, 1966 and recorded in the R.M.C. Office for Greenville County, S.C. in Mortgage Book 1028, at Page 588.

THIS conveyance is subject to all restrictions, set back lines, roadways, easements, and rights of way, if any, affecting the above described property.

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 his 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 Tenth day of April in the year of our Lord One Thousand Nine Hundred and sixty-nine

Signed, Sealed and Delivered in the Presence of

James Wright Horton (Seal) Valerie D. File (Seal)

Ambrose H. Easterby, Jr. (Seal)

State of South Carolina, Greenville County

Personally appeared before me Valerie D. File

and made oath that she saw the within named grantor(s), Ambrose H. Easterby, Jr., his sign, seal and as his act and deed deliver the within written deed, and that she, with James Wright Horton witnessed the execution thereof.

Sworn to before me this Tenth day of April, A. D. 1969

James Wright Horton (Seal) My Commission Expires: 1/1/70

Valerie D. File (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, G. Maurice Ashmore, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Elliott A. Easterby wife of the within named Ambrose H. Easterby, 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 Ambrose H. Easterby, Sr., as Trustee for Elliott A. Easterby, et al, under Agreement dated April 10, 1969, his Successors 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 10th day of April, A. D. 1969

G. Maurice Ashmore (Seal) My Commission Expires: April 7, 1970

Elliott A. Easterby (Seal)

Cancelled documentary stamps attached: S.C. U. S. Recorded this 7 day of May 1969 at 4:51 P. M., No. 26632

100-26632-65