

FILED GREENVILLE CO. S. C.

JUL 20 AM '70 OLLIE FARNSWORTH R. H. C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Walter S. Griffin

in consideration of One Dollar Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Robert L. Watkins, Jr. and Tamara A. Watkins, their heirs 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, as is more fully shown on a survey for Robert L. Watkins prepared July 9, 1969, by Carolina Engineering & Surveying Company, and having, according to said survey, the following courses and distances, to-wit:

BEGINNING at an iron pin on the northern side of Pearl Avenue at the intersection with Houston Street, and running thence with the eastern side of Houston Street, N. 2-58 E. 11.4 feet to a point on the southern side of Future Pearl Street; and running thence with the southern side of Future Pearl Street, S. 68-50 E. 23.3 feet to an iron pin at the corner of Future Pearl Street and Pearl Avenue; and running thence with the northern side of old Pearl Avenue, S. 82-18 W. 22.5 feet to the point of beginning, together with all of the interest of the grantor in and to that portion of Houston Street and Pearl Avenue lying to the south of the street shown as Future Pearl Street on said survey.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s)' hand(s) and seal(s) this 14th day of July 1970. SIGNED, sealed and delivered in the presence of: [Signatures: Walter S. Griffin, Patrick H. Grayson, Carolyn A. Abbott]

STATE OF SOUTH CAROLINA } PROBATE } COUNTY OF GREENVILLE } Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)' act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 14th day of July 1970 [Signatures: Patrick H. Grayson, Carolyn A. Abbott]

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER } COUNTY OF GREENVILLE } I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this 14th day of July 1970 [Signatures: Patrick H. Grayson, Nelle M. Griffin]

500-000-OUT OF 91.2-5-58-11