

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 15 11 30 AM '71
OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that James I. McKee

in consideration of Four Thousand Three Hundred Twenty Seven and 66/100 (\$4,327.66) 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 James D. Seward, his heirs and assigns, forever, all my right, title
and undivided one-half interest in and to

ALL that parcel or lot of land with the improvements thereon on the Eastern side of South Calhoun Street in the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by C. C. Jones & Associates for J. M. Bruce, Trustee, on November 1, 1956, recorded in the RMC Office for Greenville County, S. C., in Plat Book FF, page 486, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of South Calhoun Street at the corner of South Calhoun Street and the Northern edge of a 15-foot alley, and running thence with South Calhoun Street, N.16-17 E., 40 feet to an iron pin; thence S.73-18 E., 97.4 feet to an iron pin; thence S.16-17 W., 40 feet to an iron pin on the Northern edge of said 15-foot alley; thence with said alley to the Southeastern corner of the building on said lot and continuing with the Southern side of said building and the said Northern side of the alley, N.73-18 W., 97.4 feet to an iron pin, the point of beginning.

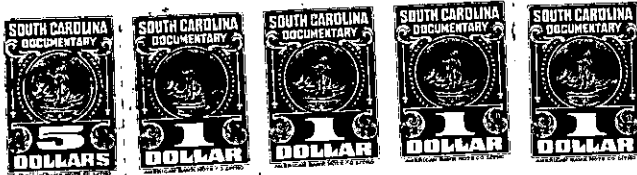
ALSO, all that piece, parcel or strip of land adjoining the foregoing tract on the Northern side thereof fronting 5 feet on South Calhoun Street and extending back Eastwardly therefrom with a uniform width to a uniform depth of 97.4 feet, which is subject to an easement for driveway purposes by an agreement recorded in the RMC Office for said County and State in Deed Book 566, page 217.

ALSO, all the Grantor's right, title and interest in and to an easement for driveway purposes over and across five feet in width to and from South Calhoun Street along the entire length of the Southern line of property adjoining the above described property on the North as created by the terms of that certain agreement between J. Randolph Taylor and J. M. Bruce, Trustee, recorded in the RMC Office for said County and State in Deed Book 566, page 217.

The above described is the same conveyed to James I. McKee and David T. Vaughn by deed of J. Randolph Taylor recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 860, Page 42. The grantee agrees to pay grantor's portion of 1971 and subsequent years City of Greenville and Greenville County property taxes.

As a part of the consideration for this deed, the grantee assumes and agrees to pay in full the grantor's one-half of a note and mortgage covering the above described property owned by the Peoples National Bank of Greenville dated January 10, 1969, in the original sum of Fifteen Thousand and no/100 (\$15,000.00) Dollars, recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1114, Page 327, which has a present balance due in the total sum of Twelve Thousand Three Hundred Forty Four and 68/100 (\$12,344.68) Dollars.

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cc. 1

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