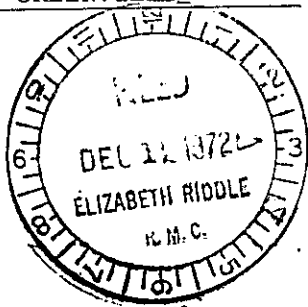


TIMESAVER BLANK NO. 7 - TITLE TO REAL ESTATE
PRIVATE PERSON TO PRIVATE PERSON
TIMESAVER PUBLISHING CO., CONWAY, S. C.

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

T. N. E.



Know all Men by these Presents,

That I, Wiley C. Grooms

in the State aforesaid for and in consideration of the

sum of One and No/100 (\$1.00) DOLLARS

and love and affection
to me paid by Betty C. Grooms, 531 Old Edgefield Road, North Augusta

in the State aforesaid, (Receipt whereof is hereby acknowledged)

have granted, bargained, sold and released; and by these presents do grant, bargain, sell and release unto the said Betty C. Grooms, her Heirs and Assigns, the following described real estate, to-wit:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the southeast side of South Franklin Road, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 12-A on plat of property of Leila T. McKinney, made by Dalton & Neves, September, 1926, recorded in RMC Office for Greenville County, South Carolina, in Plat Book H, page 34, and having according to said plat and a recent survey made by R. E. Dalton, Engineer, November 8, 1946, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of South Franklin Road at joint front corner of Lots 12 and 12-A, said pin also being 98.9 feet in a northeasterly direction from the southeast corner of the intersection of South Franklin Road and Edwards Street and running thence along the southeast side of South Franklin Road, N 45-38 E 50 feet to an iron pin; thence with the line of Lot 13 S 46-16 E 201 feet to an iron pin; thence N 85-00 W 95.2 feet to an iron pin; thence with the line of Lot 12, N 41-52 W 128.6 feet to an iron pin on the southeast side of South Franklin Road, the beginning corner.

Together with the Grantor's right of ingress and egress over a strip of land 5 feet in width immediately adjacent to and lying between the front of the above described lot and South Franklin Road as shown on the plat of Leila T. McKinney property above mentioned which strip was intentionally left for a sidewalk by the said Leila T. OVER

235-156-5-44