

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Vol 1045 948

KNOW ALL MEN BY THESE PRESENTS, that 1. H.F. Kerns

In consideration of Three Dollars and Fifty Cents (\$3.50)

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 Mrs. Ethel P. McQueen and her heirs and assigns:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, and being the southwestern portion (triangular in shape) of lot No. 1, of a subdivision of land of Mrs. Goodlett according to the plat made by H.D. Dalton, recorded in plat book 2, at page 220, the portion herein conveyed having the following metes and bounds:

beginning at a point 30 feet east (on northern edge of Walnut Street) from the intersection of Walnut Street with Alley, and running N. 72-10 W. 30 feet to the point of said intersection of Walnut Street with said alley; thence along the eastern edge of said Alley N. 58-22 E. 40 feet to a point along line of lot No. 1, thence S. 16-50 W. 34 ft. 5 in. to the point of beginning.

THE above is the property conveyed to H.F. Kerns and Zona Kerns by Mrs. Ethel P. McQueen and L.F. McQueen (L.F. McQUEEN has deceased)

Also has my wife (Zona Kerns) the above property is part of property conveyed to Mrs. Janie Leslie by her deed dated July 18, 1957 same to be recorded in the R.M.C. Office for Greenville County. This is the same property conveyed by H.F. Kerns to Mrs. Ethel P. McQueen, her heirs and assigns by deed dated 11-10-1976.

FOR RECORD

It is required for a sewerage line already in use be left and not to let be damaged or clog, such as roots from trees, and such thing that would clog the line.

(NOTE THE STREET IN THIS DEED IS WALNUT STREET, BUT IS NOW KNOWN AS ALLEY STREET.)

- 235-106-14-12

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 10 day of November 1976

SIGNED, sealed and delivered in the presence of:

[Signatures of witnesses]

[Signatures of H.F. Kerns and Wilma B. Kerns with seals]

STATE OF SOUTH CAROLINA } COUNTY OF

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(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 10 day of NOVEMBER 1976

[Signature of Notary Public]

Notary Public for South Carolina My Commission Expires July 16, 1980

STATE OF SOUTH CAROLINA } COUNTY OF

RENUNCIATION OF DOWER

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 10 day of NOVEMBER 1976 [Signature of Notary Public]

[Signature of Wilma B. Kerns]

RECORDED this NOV 10 1976 at 4:05 P. M., No. 1001

0946

4328 RV-2