

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Jean Young Martin and Southern Bank and Trust Company, Executors of the Estate of Charles S. Martin, Deceased

in consideration of One and no/100 (\$1.00)-----Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

Clarence B. Martin, Jr., his heirs and assigns forever:

An undivided one-half interest in and to all that piece, parcel or lot of land, situate lying and being on the east side of Augusta Road in the City of Greenville, County of Greenville, State of South Carolina, shown as Lot No. 108 on Plat of second revision of Traxler Park, prepared March 1923 by R. E. Dalton, Engineer, which Plat is of record in Plat Book "F", pages 114-115, R.M.C. Office for Greenville County, South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Augusta Road, joint corner of Lots Nos. 108 and 109; thence along the line of Lot No. 109 N. 52-29 E. 354.5 feet to an iron pin; thence N. 54-08 W. 70 feet to an iron pin, joint rear corner of Lots Nos. 107 and 108; thence along joint line of said lots, S. 53-44 W. 333 feet more or less to an iron pin on the east side of Augusta Road; thence along said road, S. 36-24 E. 75 feet to the point of beginning and being the same property conveyed to Charles S. Martin by Deed of Clarence B. Martin, Jr. recorded April 11, 1969 in Deed Book 865, Page 622. Charles S. Martin died testate on February 24, 1977 and the Grantors are the duly qualified Executors of his estate as will appear by reference to the records of said estate in the Greenville County Probate Court, Apartment 1457, File 25. -519-207-1-53

This conveyance is made pursuant to an agreement dated December 19, 1973 between Charles S. Martin and Clarence B. Martin, Jr. which agreement among other things provided for the division of certain real estate jointly owned by the parties. The property hereinabove conveyed was inadvertently omitted from the Deed given by Charles S. Martin to Clarence B. Martin, Jr. in January of 1974 which Deed is recorded in the Greenville County R.M.C. Office in Deed Book 992, Page 402.

This conveyance is made subject to any existing liens and encumbrances

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 against claims of the grantors or any persons claiming through the grantors.

WITNESS the grantor(s)'s hand(s) and seal(s) this 24 day of April, 1977.

SIGNED, sealed and delivered in the presence of:  
*Jean Young Martin* (SEAL)  
Jean Young Martin, Executor of the Estate of Charles S. Martin, Deceased (SEAL)  
*Southern Bank & Trust Company* (SEAL)  
By: *W. J. Lewis* (SEAL)  
Trust Officer, Executor of the Estate of Charles S. Martin, Deceased  
PROBATE

STATE OF SOUTH CAROLINA }  
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 (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 24 day of April 1977.  
*Barbara Z. Stemple* (SEAL)  
Notary Public for South Carolina  
My commission expires: 10-24-83

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
(SEAL)  
Notary Public for South Carolina.  
My commission expires \_\_\_\_\_

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ M., No. \_\_\_\_\_  
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