

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that Paul J. Brown, III, Catherine Brown Walsh and Walker Lawrence Ivie, III

in consideration of THIRTY FIVE THOUSAND AND NO/100 (\$35,000.00) ----- 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 CECIL L. DUFFIE, JR., his heirs and assigns forever:

ALL our right, title and interest in and to all that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the northern side of West Earle Street, in the City of Greenville, Greenville County, South Carolina, between Robinson and Wilton Street, being known and designated as Lot No. 32 of Section C, on a plat of the property of the Stone Land Company recorded in the RMC Office for Greenville County, S. C., in Plat Book A, page 337, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Earle Street 217 feet 5 inches from the northeastern corner of Robinson Street and Earle Street and running thence N. 1-41 E., 200 feet to an iron pin on a 16-foot alley; thence S. 83-13 E., 54 feet 4-1/2 inches to a point; thence S. 1-41 W., 200 feet to a point on Earle Street; thence along the northern side of Earle Street, N. 83-13 W., 54 feet 4-1/2 inches to the point of BEGINNING.

The above described property is the same conveyed to Agnes M. Ivie by deed of W. L. Ivie recorded on April 3, 1944 in the RMC Office for Greenville County, S. C. in Deed Book 262, page 250. Agnes M. Ivie died testate a resident of Greenville County, S. C. on January 26, 1976 devising the above described property to the grantors and Doris M. Ivie who are the present owners thereof, as will appear by reference to the records of the Probate Court for Greenville County, S. C. contained in Apt. 1411, File 5.

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The above described property is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

MAILING ADDRESS OF GRANTEE - 216 W. Earle Street, Greenville, South Carolina

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 assigns against the grantor(s) and the grantor'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 18th day of January 1978 Signed, sealed and delivered in the presence of:

Michael E. Sullivan (Notary Public)
Paul J. Brown, III (SEAL)
Walker Lawrence Ivie (SEAL)
Catherine Brown Walsh (SEAL)
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 18th day of January 1978
Alaine Barker Gloran (SEAL)
Notary Public for South Carolina, Georgia
My commission expires: 7-4-81 (as to Paul J. Brown, III)
Michael E. Sullivan

STATE OF GEORGIA
COUNTY OF FULTON
RENUNCIATION OF DOWER (as to Paul J. Brown, III)

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 18th day of January 1978
Alaine Barker Gloran (SEAL)
Notary Public for South Carolina, Georgia
My commission expires: 7-4-81
Patricia W. Brown

RECORDED this 19th day of January 1978 at M. No.

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