

That Ben Geer Keys, hereafter referred to as Grantor, in consideration of ~~XXXXXX~~ love and affection for his children ~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXX~~ ~~XXXXXXXXXXXXXXXXXXXX~~ has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto ~~the said Grantor~~ John M. Sterling, Trustee under Trust Agreement dated December 30, 1981, for the benefit of Grantor's children Ben G. Keys, Jr., Perry Adermon Keys, J. Crawford Keys and Sandy H. Keys, his successors and assigns forever.

An undivided Seven and One-half (7½%) percent interest, as tenant in common, in that certain tract on the southeast side of Congaree Road in Greenville County, South Carolina containing 3.47 acres more or less, and having, according to a plat recorded in the RMC Office for Greenville County in Plat Book 4-K at Page 107 the following metes and bounds:

BEGINNING at an iron pin on the southeast side of Congaree Road at the corner of property now or formerly of Duke Power Company and running thence along the line of property now or formerly of Duke Power Company S. 35-56 E. 520.5 feet to an iron pin; thence S. 53-55 W. 290 feet to an iron pin; thence N. 35-56 W. 520.5 feet to an iron pin on the southeast side of Congaree Road; thence along Congaree Road N. 53-55 E. 290 feet to the point of beginning.

This is the same property conveyed to Grantor by deed of Crawford Realty Company dated April 1, 1973 and recorded in Volume 973 Page 85 on April 23, 1973.

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TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;
 AND Grantor does hereby bind Grantor and Grantor's ~~Heirs~~ Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's ~~Heirs~~ Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 30th day of December, 19 81.

Signed, Sealed and Delivered in the Presence of
Ben Geer Keys (Seal)
Ben Geer Keys (Seal)
Grantor (Seal)
Deborah L. Sherris (Seal)

STATE OF SOUTH CAROLINA,
 GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 30th day of December, 1981,
Deborah L. Sherris (Seal)
 Notary Public for South Carolina
 My Commission expires January 1, 1977 May 3, 1989

STATE OF SOUTH CAROLINA,
 GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Martha H. Keys, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 30th day of December, 1981,
Deborah L. Sherris (Seal)
 Notary Public for South Carolina
 My Commission expires January 1, 1977 May 3, 1989
Martha H. Keys
 Recorded this JAN 8 1982 day of January, 1982, at 4:23 P. M., No. 15770

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