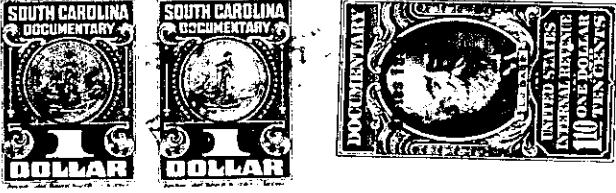


THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

FEB 5 3 13 PM 1953



16 28

KNOW ALL MEN BY THESE PRESENTS. That I, Ben F. Perry, of the County of Greenville, in the State aforesaid, in consideration of the sum of ten dollars (\$10.00.) and other valuable considerations, to me in hand paid at and before the sealing of these presents by Clifton Spears and Mildred C. Spears

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Clifton Spears and Mildred C. Spears, their Heirs and Assigns forever, all that piece, parcel or lot of land in Paris Mountain Township, Greenville

County, State of South Carolina, at the southwest corner of the intersection of Merrilat Avenue and Callahan Avenue, in Sans Souci Heights, a Sub-Division situate on the New Buncombe Road about four miles north of the City of Greenville, said lot being known and designated as lot numbered one hundred and three (103) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "Z" at page 95, which Plat is hereby referred to and made a part hereof, and said lot has the following lines, courses and distances:-

Beginning at an iron pin on the western edge of a three (3) foot sidewalk running along Callahan Avenue, said pin being the joint front corner of lots one hundred and two (102) and one hundred and three (103); thence along the northern line of lot one hundred and two (102), N. 74-15 W., one hundred and eight and thirty-three hundredths (108.33) feet, to an iron pin, joint rear corner of lots one hundred and two (102) and one hundred and three (103); thence along the rear line of lot eighty-seven (87), N. 17-40 E., seventy-five (75) feet, to an iron pin on the southern edge of a three (3) foot sidewalk running along Merrilat Avenue, joint rear corner of lots eighty-seven (87) and one hundred and three (103); thence along the southern edge of said sidewalk, S. 74-15 E., one hundred and seven and five tenths (107.5) feet, to an iron pin on the western edge of a three (3) foot sidewalk running along Callahan Avenue; thence along the western edge of said sidewalk, S. 18-17 W., seventy-five (75) feet, to an iron pin, the beginning corner.

This property is sold subject to the restrictive covenants applicable to Sans Souci Heights, recommended by the Federal Housing Administration, and recorded by the owner in R. M. C. Office for Greenville County in Book 425, at page 500, and the same is hereby referred to and made a part hereof.

Grantees to pay 1953 taxes

The above described land is a part of the same conveyed to me by Frances T. Tindal, et al., and E. Inman, Master, on the third day of January, 19 50, deed recorded in office Register of Mesne Conveyance for Greenville County, in Book 399 Page 236 and 215.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said Clifton Spears and Mildred C. Spears, their Heirs and Assigns forever.