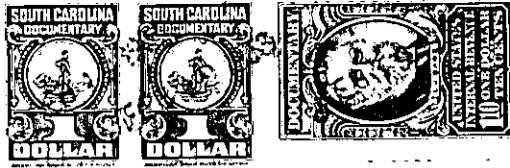


STATE OF SOUTH CAROLINA, FEB 19 5 17 Pm 1953

GREENVILLE COUNTY



Know All Men by These Presents:

That I, James Benson, in the State aforesaid, in consideration of the sum of Seven Hundred Seventy-seven and 78/100 (\$777.78)-----DOLLARS, and assumption of mortgage in the amount of Three Thousand Three Hundred Twenty-two and 22/100 (\$3,322.22) Dollars to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 Blanche Perkins and Vera Dogan

ALL That certain piece, parcel or lot of land situate in the County of Greenville, State of South Carolina, near the City of Greenville, at the intersection of Gay Street and DuPont Drive, being shown as Lot No. 1 according to an unrecorded plat of Hazel M. Fort and, having, according to said plat, the following metes and bounds, to-wit:

BEGINNING At an iron pin on the Northwest corner of the intersection of Gay Street and DuPont Drive and running thence N. 41-50 W. 88 feet along Gay Street to an iron pin at joint front corner of Lots 1 and 2; thence S. 48-44 W. 65 feet to iron pin at joint rear corner of Lots 1 and 2; thence S. 41-50 E. 88 feet to an iron pin on the North side of DuPont Drive; thence along DuPont Drive N. 48-44 E. 65 feet to the point of beginning.

Being the same property conveyed to the grantor by Hazel M. Fort by deed dated September 17, 1947, and recorded in the Office of the Register of Mesne Conveyance for Greenville County in Deed Book 321, at Page 268.

The grantees assume the payment of that certain mortgage executed by the grantor to Carolina Housing & Mortgage Corporation, recorded in R. E. M. Book 369, at Page 56; the grantor hereby releases and assigns to the grantees all his claim and interest in any deposit funds or refunds that may be due now or in the future from said mortgagee.

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 said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(x) hand and seal this 18th day of February, in the year of our Lord One Thousand Nine Hundred and Fifty-three.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: C. T. Wyche and Azile C. Cope.

Signature of James Benson with five (Seal) markings.

State of South Carolina, Greenville County

Personally appeared before me C. T. Wyche

and made oath that he saw the within named grantor(s)

sign, seal and as his act and deed deliver the within written deed, and that he, with Azile C. Cope witnessed the execution thereof.

Sworn to before me this 18th day of February, A. D. 1953. Notary Public for South Carolina (Seal)

Signature of Notary Public C. T. Wyche.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, C. T. Wyche, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ruby Benson, wife of the within named James Benson, 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 Blanche Perkins and Vera Dogan, their Heirs 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 within mentioned and released.

GIVEN under my hand and seal this 18th day of February, A. D. 1953. Notary Public for South Carolina (Seal)

Signature of Ruby Benson.

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 19th day of February 1953, at 5:17 P.M., No. #4033

188-2-23