

STATE OF SOUTH CAROLINA

BOOK 756 PAGE 325

GREENVILLE COUNTY

FILED GREENVILLE CO. S. C. AUG 27 2 51 PM 1964 OLLIE FARNSWORTH: R. M. C.

Know All Men by These Presents:

That I, Thomas L. Jeffords, III,

in consideration of the sum of One Hundred and No/100 (\$100.00) DOLLARS, and assumption of the mortgage to Metropolitan Life Insurance Co. dated December 7, 1959 and recorded in the office of the R.M.C. for Greenville County in Mortgage Book 810, P. 393, 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

Ronald C. Hudson, his heirs and assigns forever:

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina on the north side of Pleasant Ridge Avenue known and designated as Lot No. 28 on a plat of Pleasant Valley, which plat is recorded in the Office of the R. M. C. for Greenville County in Plat Book P at Page 92 and having the following metes and bounds, to-wit:

Commencing at an iron pin on the north side of Pleasant Ridge Avenue, joint front corner of Lots 26 and 27 and running thence along such joint line, N. 0-08 W. 160 feet to an iron pin; thence S. 89-52 W. 60 feet to an iron pin on the joint rear corner of Lots 28 and 29; thence along the joint line of such lots, S. 0-08 E. 160 feet to an iron pin on the north side of Pleasant Ridge Avenue; thence along the north side of Pleasant Ridge Avenue, N. 89-52 E. 60 feet to the point of beginning.

Being the same property conveyed to the grantor by deed of Carl F. Wilkerson and Audrey G. Wilkerson recorded in the Office of the R. M. C. for Greenville County in Deed Book 739 at Page 22.

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 his 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(s) hand and seal this 27th day of August in the year of our Lord One Thousand Nine Hundred and Sixty-four.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: Jacqueline P. Peace, O. Doyle Martin

Signature of Thomas L. Jeffords, III with seal lines

State of South Carolina, Greenville County

Personally appeared before me Jacqueline P. Peace

and made oath that s he saw the within named grantor(s) Thomas L. Jeffords, III sign, seal and as his act and deed deliver the within written deed, and that she, with O. Doyle Martin witnessed the execution thereof.

Sworn to before me this 27th day of August, A. D. 1964. O. Doyle Martin Notary Public for South Carolina

Handwritten signature of Jacqueline P. Peace

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, O. Doyle Martin Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Linda M. Jeffords, wife of the within named Thomas L. Jeffords, III 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 Ronald C. Hudson, his 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 27th day of August, A. D. 1964. O. Doyle Martin Notary Public for South Carolina

Handwritten signature of Linda M. Jeffords