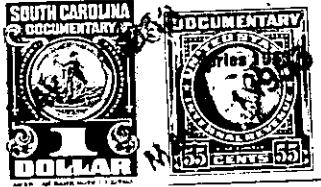


BOOK 478 PAGE 169

The State of South Carolina,
COUNTY OF GREENVILLE

MAR 21 1955



KNOW ALL MEN BY THESE PRESENTS, That W. O. Groce Company

a corporation chartered under the laws of the State of South Carolina
and having its principal place of business at
Greenville in the State of South Carolina for and in consideration
of the sum of FIVE HUNDRED & NO/100 (\$500.00) - - - - - Dollars.

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee S
hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and
released, and by these presents does grant, bargain, sell and release unto THOMAS BROWN and
LUVNIA BROWN,

All that certain piece, parcel or lot of land situate, ly-
ing and being in the State of South Carolina, County of Greenville,
and being near the Northern limits of the City of Greenville, and
being known and designated as Lot No. One (1) according to a plat of
property of W. O. Groce, as made by W. J. Riddle, Surveyor, in March
1948, said lot of land being more particularly described by metes
and bounds, according to said plat, as follows, to wit:

BEGINNING at an iron pin on Poplar Street at the South-
west corner of Lot No. 1, and running thence North 18-00 West one
hundred sixty-five (165) feet to an iron pin; thence North 72-00
East fifty (50) feet to an iron pin at the corner of Lot No. 2;
thence South 18-00 East one hundred sixty-five (165) feet to an
iron pin on the Northern line of Poplar Street; thence along said
Northern line of Poplar Street South 72-00 West fifty (50) feet
to the place of beginning.

This lot of land is a portion of Lot No. 61 as shown on
plat of B. M. McGee Trust Estate as made by W. J. Riddle, Surveyor,
in July 1942, and of record in Plat Book "M" at page 51.

The lot of land conveyed herein is a part of the property
conveyed by Earle C. Traynham to W. O. Groce Company by deed dated
July 15, 1947, and recorded in Deed Book 315 at page 273.

175-9-156

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 grantee S
hereinabove named, and their Heirs and Assigns forever