

STATE OF SOUTH CAROLINA, DEC 11 11 44 AM 1954  
GREENVILLE COUNTY

LILLIE FARNSWORTH  
R. M. Knowlton All Men by These Presents:

That John A. Leppard, as Executor under the will of Mary Phillips <sup>Leppard</sup> in the State aforesaid, in consideration of the sum of Forty-five Hundred and No/100 - - - - (\$4500.00) - - - - 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 R. B. Key, his heirs and assigns forever:

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, Greenville Township, being shown and designated as Lot 1, Block 1, or I, on plat of Melrose Land Company recorded in Plat Book "A" at Page 157, and being more particularly described by the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of the intersection of Tremont Avenue and Walnut Street and running thence along the southwest side of Walnut Street in a southeasterly direction 140 feet to pin on alley; thence with said alley in a southwesterly direction 50 feet to pin at corner of Lot 2; thence with the line of Lot 2 in a northwesterly direction 140 feet to pin on Tremont Avenue; thence with the southeastern side of Tremont Avenue in a northeasterly direction 50 feet to point of beginning.

Said premises being the same conveyed by Melrose Land Company to A. N. Cathcart by deed recorded in Vol. 7, Page 94, and by Lizzie Cathcart Brownlee, et al, to Mary Phillips Leppard by deed recorded in Deed Book 129 at Page 518.

This deed is executed pursuant to the authority contained in the will of Minnie Phillips Leppard recorded in Apt. 618, File 50, in the office of the Probate Court for Greenville County.



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 11th day of December in the year of our Lord One Thousand Nine Hundred and Fifty-four.

Signed, Sealed and Delivered in the Presence of  
*Margaret Loftis*  
*J. L. Love*  
John A. Leppard (Seal)  
As Executor under the will of  
Mary Phillips Leppard (Seal)  
(Seal)  
(Seal)

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me Margaret Loftis  
and made oath that she saw the within named grantor(s) John A. Leppard, as Executor under the will of Mary Phillips Leppard sign, seal and a his act and deed deliver the within written deed, and that she, with J. L. Love witnessed the execution thereof.  
Sworn to Before me this 11th day of December, A. D. 1954  
*J. L. Love* (Seal)  
Notary Public for South Carolina } *Margaret Loftis*

STATE OF SOUTH CAROLINA, Greenville County } I, Notary Public, do hereby certify  
unto all whom it may concern, that Mrs. wife of the within named 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 Heirs and Assigns, all her interest and estate, and also 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 \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_ (Seal)  
Notary Public for South Carolina }