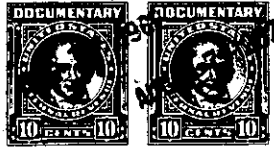


TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorneys at

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



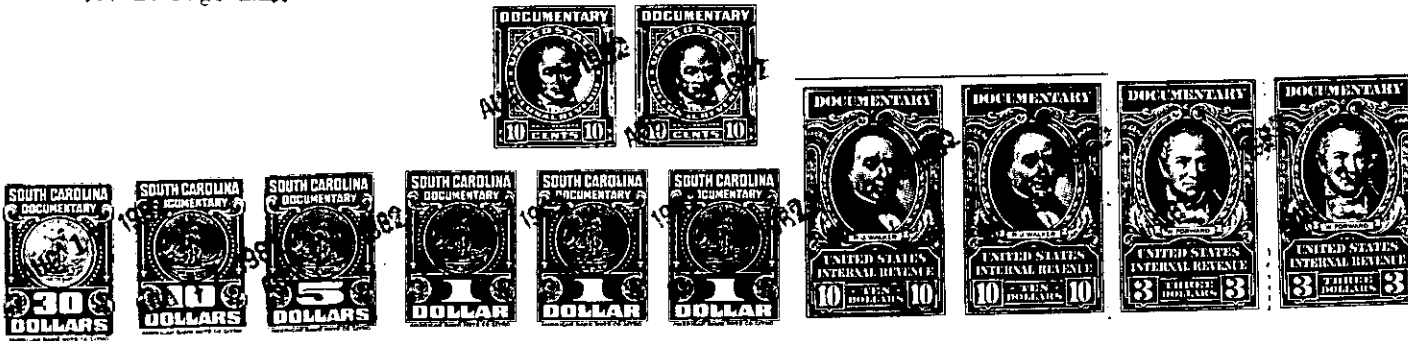
Know All Men by these Presents:

That we, E. F. Cunningham and Rose Cunningham in the State aforesaid, in consideration of the sum of TWENTY FOUR THOUSAND AND NO/100THS (\$24,000.00) - - - - - 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 Theodore J. Birdsall and Eileen M. Birdsall, for and during the term of their joint lives and on the death of either of them to the survivor and to his or her heirs and assigns forever: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Ivanhoe Circle, near the City of Greenville, being shown as Lot 24 on a plat of Rosedale, recorded in Plat Book YY at Page 35, and described as follows:

BEGINNING at an iron pin on the southern side of Ivanhoe Circle, at the corner of Lot 23, and running thence with the southern side of said Circle S. 68-08 E. 39.9 feet and S. 73-52 E. 115.4 feet to iron pin at the corner of Lot 25; thence with line of said lot S. 16-08 W. 323.2 feet to iron pin; thence N. 60-31 W. 219.5 feet to iron pin at corner of Lot 23; thence with line of said lot N. 28-08 E. 283.3 feet to the beginning corner.

Being a portion of the property conveyed to the grantors by deed recorded in Deed Book 407 at Page 124.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anyway 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(s') hand and seal this 16th day of August in the year of our Lord One Thousand Nine Hundred and Sixty-Two.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Ruby M. Eskew and Ben C. Thornton.

Handwritten signatures of E. F. Cunningham and Rose Cunningham with (Seal) markings.

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Ruby M. Eskew

and made oath that she saw the within named grantor(s) E. F. Cunningham and Rose Cunningham sign, seal and as their act and deed deliver the within written deed, and that she, with Ben C. Thornton witnessed the execution thereof.

Sworn to before me this 16 day of August, A. D., 19 62. Notary Public for South Carolina.

Handwritten signature of Ruby M. Eskew.

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, Ben C. Thornton Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Rose Cunningham wife of the within named E. F. Cunningham 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 Theodore J. Birdsall and Eileen M. Birdsall, their 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 16 day of August, A. D., 19 62. Notary Public for South Carolina.

Handwritten signature of Rose Cunningham.

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 17th day of August 19 62, at 12:03 P.M., M., No. #4783

-276- P16.2-1-283