

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That I, Robert W. Downs

in consideration of the sum of Ten and no/100----- love and affection

in the State aforesaid, 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

Nadine B. Downs, her heirs and assigns forever:

All my right, title and interest, the same being an undivided one-half interest, in and to all that piece, parcel or lot of land, situate, lying and being in the City of Greenville, State and County aforesaid at the southwestern corner of the intersection of Riverside Drive and Byrd Boulevard (formerly Ridge Drive) and being shown as all of Lot No. 19 and the eastern one-half of Lot No. 20 on a plat of the property of Ables & Rasor prepared by Fitzpatrick-Terry Company, Engineers, in September, 1919 recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "E", at page 153, (also shown on plat in Plat Book "B", at page 165), and having, according to a recent plat of the property of Robert W. Downs, prepared by Dalton & Neves, Engineers, in February, 1951, the following metes and bounds, to-wit:

Beginning at an iron pin at the southwestern intersection of Riverside Drive and Byrd Boulevard (formerly Ridge Drive) and running thence S. 63-28 W. 127.03 feet to an iron pin in the center of the front line of Lot No. 20; thence through the center of Lot No. 20, S. 24-46 E. 176.2 feet to an iron pin in the center of the rear line of Lot No. 20; thence along the joint rear lines of Lots Nos. 19, 20, 49 and 50, N. 64-29 E. 123.55 feet to an iron pin on the western side of Byrd Boulevard (formerly Ridge Drive); thence with the western side of said Byrd Boulevard (formerly Ridge Drive) as the line, N. 23-38 W. 179.35 feet to an iron pin at the point of beginning.

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 her 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 6th day of August in the year of our Lord One Thousand Nine Hundred and Sixty-four

Signed, Sealed and Delivered in the Presence of

[Signature of Ann P. Armstrong]

[Signature of Robert W. Downs] (Seal) (Seal) (Seal) (Seal) (Seal)

State of South Carolina, Greenville County

Personally appeared before me Ann P. Armstrong

and made oath that s he saw the within named grantor(s) Robert W. Downs deliver the within written deed, and that she with D. B. Leatherwood sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 6th day of August, A. D. 1964

[Signature of Notary Public]

[Signature of Ann P. Armstrong]

State of South Carolina, Greenville County

RENUNCIATION OF DOWER GRANTEE WIFE OF GRANTOR

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 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 day of A. D. 1964

[Signature of Notary Public]

Recorded this 7th day of August 1964 at 3:42 P. M., No. 4356

13-3-208-519