

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

SECRETARY OF STATE

OLLIE FARNSWORTH

KNOW ALL MEN BY THESE PRESENTS, That Fernwood Sales, Inc. a corporation chartered under the laws of the State of Florida and having a place of business and owning property in the aforesaid County and State of South Carolina for and in consideration of the sum of Three Thousand, Three Hundred Fifty-Four and 19/100 (\$3,354.19) Dollars and assumption of mortgage set out below:

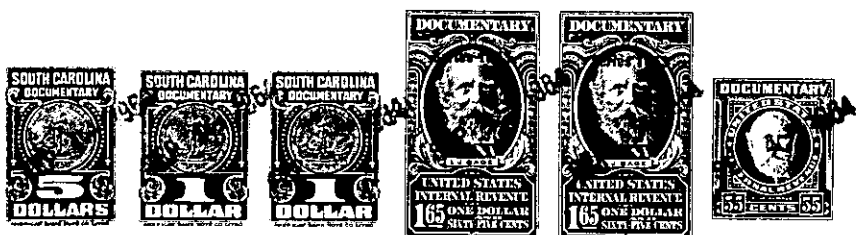
to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto C. J. Jones, Sr., his heirs and assigns forever:

All that certain piece, parcel or lot of land with the building and improvements thereon, situate, lying and being on the west side of McDaniel Avenue, in that area annexed to the City of Greenville, in Greenville County, State of South Carolina, being known and designated as Lot 22 on Plat of W. C. McDaniel Property, made by R. E. Dalton Engineer, January, 1924, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book F at Page 186 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of McDaniel Avenue joint front corner of Lots 22 and 23 which point is 283.2 feet south from Camille Street and running thence along the joint line of Lots 22 and 23 N. 89-00 W. 182.8 feet to an iron pin; thence S. 5-08 W. 68.8 feet to an iron pin; thence S. 89-25 E. 177.6 feet to an iron pin on McDaniel Avenue; thence along McDaniel Avenue N. 9-35 E. 68 feet to the point of beginning.

The above described property is the same conveyed to the Grantor herein by Deed of Robert B. Kay dated January 3, 1964 and is recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 739 at Page 189. The Grantee herein hereby assumes and agrees to pay the Mortgage executed by Robert B. Kay to Fidelity Federal Savings and Loan Association dated February 20, 1961 in the original amount of Twenty Thousand and No/100 (\$20,000.00) Dollars which Mortgage is recorded in said R. M. C. Office in Mortgage Book 850 at Page 258.

The balance on mortgage as assumed by Grantee is \$17,645.81.



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 said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and his (her or their) heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, Robert B. Kay and L. W. Jones on this 19th day of August, 1964. Fernwood Sales, Inc.

Signed, sealed and delivered in the presence of: Sarah C. Brandt, J. W. Norwood, Jr. By Robert B. Kay its President and L. W. Jones its Secretary.

State of South Carolina, COUNTY OF GREENVILLE

PERSONALLY appeared before me Sarah C. Brandt and made oath that she saw Robert B. Kay as President and L. W. Jones as Secretary of Fernwood Sales, Inc. a corporation chartered under the laws of the state of Florida sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that she, with J. W. Norwood, Jr., witnessed the execution thereof.

SWORN to before me this 19th day of August, A. D. 1964. J. W. Norwood, Jr. Notary Public for South Carolina.

Recorded this 4th day of September, 1964 at 11:11 A.M. No. 7162

519-217-5-A