

State of South Carolina OLLIE FARNSWORTH R.I.C. TITLE TO REAL ESTATE

GREENVILLE COUNTY True Consideration See Affidavit Know All Men by These Presents:

That W. B. Simmons Book 32 Page 21, hereafter referred to as Grantor, in consideration of the sum of One (\$1.00) and other consideration and assigns DOLLARS, paid to Grantor by The Greenville Little Theatre, its successors and assigns hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns,

ALL that piece, parcel or tract of land situate and being in the County of Greenville, State of South Carolina, and being located on Woodruff Road (also known as S. C. Highway 146), and being shown on a plat of said property titled the Greenville Little Theater prepared by Piedmont Engineers and Architects and dated 6 November 1969, said plat being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4C at page 197 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the right-of-way of Woodruff Road at the joint corner of property of Grantor and property now formerly of J. D. Byars and running thence with the right-of-way of said Woodruff Road S. 80-22 E. 224.2 feet to an iron pin; thence continuing with said right-of-way S. 73-43 E. 25.8 feet to an iron pin to corner of property now or formerly of W. B. Simmons; thence turning and running with the line of property retained by the Grantor S. 12-41 W. 348.4 feet more or less to an iron pin on the property now or formerly of the Grantor; thence turning and running N. 80-00 W. 250.0 feet to an iron pin at the corner of property of Grantor and property now formerly of the Byars Estate; thence turning and running with said Byars Estate line N. 15-04 E. 140.7 feet to an iron pin; thence continuing with the line now formerly of the Byars Estate and now formerly of J. D. Byars N. 11-07 E. 209.35 feet to the point of beginning, said tract containing two acres, more or less.

This being the same property conveyed to the Grantor herein by deed of Warren Y. Davis dated 22 November 1963, and recorded in the RMC Office for Greenville County in Deed Book 737 at page 101.

This deed is made subject to any restrictions, rights-of-way, easements or agreements affecting the property that may appear of record, on a recorded plat, or on the premise, or that are known to the Grantee.

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 1st. day of December, 1969.

Signed, Sealed and Delivered in the Presence of W. B. Simmons (Seal) W. B. Simmons (Seal) Mildred Needans (Seal) Estar L. Rodgers (Seal) Grantor

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 1st. day of December, 1969. Mildred Needans (Seal) Estar L. Rodgers Notary Public for South Carolina My Commission expires January 1, 1978.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Grace D. Simmons, wife of the within named Grantor did on 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 Grantee and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this 1st. day of December, 1969. Estar L. Rodgers (Seal) Notary Public for South Carolina My Commission expires January 1, 1978.

Recorded this 10 day of December 1969 at 10:32 A. M., No. 13304

1190-54-1-1-25