

TITLE TO REAL ESTATE— Offices of HILL, JAMES, LONG, FORE & WYATT, Attorneys at Law, 100 Williams St. Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAY 21 11 33 AM '71
OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that MICHAEL U. FAZIO

in consideration of One and No/100 -- (\$1.00) ----- Dollars,
----- and the premises-----
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto FAZIO AUTO COLLISION SERVICES, INC., its successors and assigns forever,

ALL that piece, parcel and lot of land with buildings and improvements thereon, situate on the South side of S. C. Highway No. 13 (Easley Road), containing .17 acres, more or less, and including Lot 93 and parts of lots 94 and 95 on plat of Fallis Realty Company, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book H, at page 45, and having the following description:

BEGINNING at an iron pin located approximately 244 feet West from the intersection of Carlton Avenue and the said Easley Road and running thence S. 3-05 W. 147.05 feet to an iron pin; thence N. 82.30 W. 44.2 feet to an iron pin; thence N. 1-20 W. 150 feet to an iron pin on the South side of the Easley Road, and thence with the Easley Road S. 80-51 E. 55.9 feet to the beginning corner.

THIS conveyance is made subject to any and all existing and recorded easements, rights-of-way, restrictions and/or protective covenants.

THIS being the same property conveyed to grantor herein by Deed Book 663, Page 333 recorded in the R.M.C. Office for Greenville County, South Carolina on November 23, 1960.

NO TITLE EXAMINATION MADE IN CONJUNCTION WITH THIS CONVEYANCE

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 21st day of May 1971

SIGNED, sealed and delivered in the presence of:

Michael U. Fazio (SEAL)

William B. Long (SEAL)
William B. Long (SEAL)
William B. Long (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 21 day of May 1971

William B. Long (SEAL)
Notary Public for South Carolina.

William B. Long

My Commission Expires 11/18/80

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 21 day of May 1971

William B. Long (SEAL)
Notary Public for South Carolina.

Doris J. Fazio

My Commission Expires 11/18/80

RECORDED this 25th day of May 1971 at 11:33 A. M., No. #28182

-250-232-3-14