

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 20 4 52 PM '74
DONNIE S. TANKERSLEY
R.H.C.

VER 1002 PAGE 134

KNOW ALL MEN BY THESE PRESENTS, that MAULDIN PROPERTIES, a partnership,

16.50
Full

in consideration of Fifteen Thousand (\$15,000.00) Dollars and n0/100----- Dollars.

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto CHARLES F. SIMS, JR., and LEWIS C. BARKER, JR., their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State and County aforesaid, being known and designated as Lot No. 5 on Plat of Oak Tree Plaza, by Enwright Associates, dated June 24, 1974, to be recorded, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Old Laurens Road at the joint front corner of Lot Nos. 5 and 6; and running thence along Old Laurens Road N. 21-29-00 W. 84.13 feet to an iron pin at the entrance to OakTree Plaza; thence turning and running N. 22-04-36 E. 41.40 feet; thence turning and running along a curve on Winchester Court, which curve has a radius of 75 feet and length of the arc is 117.81 feet to an iron pin; thence continuing along Winchester Court S. 31-25-07 E. 32.50 feet to an iron pin at the joint corner of Lot Nos. 5 and 6; thence turning and running along the line of Lot No. 6 S. 58-34-53 W. 122.78 feet to the point of beginning.

THIS conveyance is made subject to all easements, rights-of-way or restrictions, either recorded or to be recorded, which will affect the whole of OakTree Plaza, and to all setback lines, or other zoning restrictions, and to all matters which would appear, or should appear by inspection of the premises.

THIS property is part of the same property conveyed to Grantor herein by deed of Frank B. Halter, et al, dated May 24, 1974, and recorded in the RMC Office for Greenville County in Deed Book 1002, page 83.

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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 27 day of June, 1974

SIGNED, sealed and delivered in the presence of:

MAULDIN PROPERTIES, a partnership (SEAL)

Kathy M. Chandler
Henry S. Parnell

BY: *George M. Zimmerman* (SEAL)

BY: *Edmund M. Geyman* (SEAL)

STATE OF SOUTH CAROLINA }
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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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 27 day of June 1974.

Henry S. Parnell (SEAL)
Notary Public for South Carolina.

Kathy M. Chandler

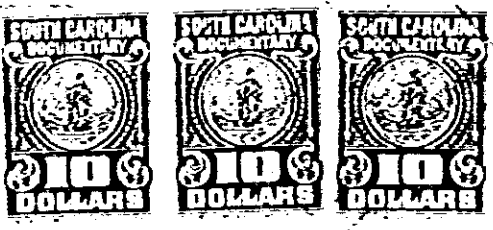
My commission expires 5-13-80

STATE OF SOUTH CAROLINA }
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RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me separately examined by me, did declare that she does freely, voluntarily, and without any compulsion ever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors, and all her right and claim of dower of, in and to all singular the premises within mentioned a

GIVEN under my hand and seal this _____ day of _____ 19____



Notary Public for South Carolina.

My commission expires _____

RECORDED this _____ day of JUN 28 1974 at _____ M., No. 33413

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