

Aug 5 10 10 1974

DONNIE S. TANKERSLEY
R.M.C.

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for True Consideration See Affidavit

Book 39 Page 268

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Broadus Properties, a Partnership created under the Uniform Partnership Act of South Carolina,

in consideration of Ten Dollars (\$10.00) and other valuable consideration

XXXX

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Community Bank, a corporation organized and existing under the laws of the State of South Carolina, its successors and assigns forever.

All that piece, parcel or lot of land, together with buildings and improvements, situate, lying and being at the Southern intersection of North Street and Broadus Avenue, being shown and designated as Lot No. 2 on a plat of BOYCE ADDITION, made by C. J. Dechamps, dated January 13, 1904, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book A, Page 90 reference to which is hereby craved for the metes and bounds thereof, LESS, HOWEVER, those portions which may have heretofore been taken by the S. C. State Highway Department for the purposes of widening North Street, as further shown on plat recorded in Plat Book 5E at Page 70.

The within described property is the same property conveyed to the grantor by deed of East North Investors dated February 18, 1974 and recorded in the RMC Office for Greenville County in Deed Book 994 at Page 30 and is hereby conveyed subject to easements, restrictions or rights of way which are a matter of public record and actually existing on the ground affecting said property.

The grantee assumes and agrees to pay City of Greenville and Greenville County property taxes for the tax year 1974 and subsequent years.

Greenville County
19360
Act No. 380 Sec. 1

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 assigns against the grantor(s) and the grantor'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 2nd day of August 1974

SIGNED, sealed and delivered in the presence of

James C. Blakely, Jr.
Patrick W. Reeves

BROADUS PROPERTIES, A PARTNERSHIP, (SEAL)

By: [Signature] (SEAL)

and [Signature] (SEAL)

Managing Partners (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 2nd day of August 1974

Patrick W. Reeves (SEAL)
Notary Public for South Carolina
My commission expires: 5-5-84

James C. Blakely, Jr.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER NOT NECESSARY

wife (wives) of the above na me, did declare that she does relinquish unto the grantees in and to all and singular the GIVEN under my hand and s day of



Notary Public for South Carolina
My commission expires:

RECORDED this AUG 5 1974 day of 19 at

M. No. 3442

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