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HORTON, BRADY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 FETTER STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that, we, Lucy King Shearer, Lorena H. McClary,
D. H. Hancock, Jr., Robert E. Hancock, J. G. Hancock and Martha H.
Langley

in consideration of Twenty-two thousand five hundred and no/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 Toy Street Properties, A General Partnership, it heirs and assigns
forever:

ALL that piece, parcel or lot of land, together with all improvements thereon,
located, lying and being in the City of Greenville, State of South Carolina,
being shown and designated as Lot 5 1/2 on Plat entitled "Boyce's Addition",
recorded in the RMC Office for Greenville County in Plat Book A at page 179,
and having, according to said Plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Toy Street, 54 feet south
of the 15 foot alley and running thence S. 76-45 W. 150 feet 3 inches along
Lots 5 and 5 1/2 to an iron pin on line of Lot No. 4; thence S. 15-0 E. 64
feet to an iron pin on the corner of Lot No. 10; thence N. 76-45 E. 150 feet
3 inches to an iron pin on Toy Street; thence along said street N. 15-0 W.
54 feet to the point and place of beginning. -555-46-2-16

The property herein conveyed is the same property conveyed to Mattie A.
Hancock by Deed of Oscar Hodges, Jr., Administrator, dated September 26, 1935,
recorded in the RMC Office for Greenville County in Deed Book 170 at page
116. Subsequently, the said Mattie A. Hancock died testate on July 6, 1974,
as will appear by reference to records contained in the Office of the Probate
Court for Greenville County in Apartment 1347, File 17. The Grantors herein
are the devisees and sole heirs at law of the said Mattie A. Hancock.

This conveyance is made subject to all conditions, rights of way, easements,
covenants and restrictions which are a matter of public record and/or actually
existing on the ground affecting said property.

The Grantee herein agrees and assumes to pay City of Greenville and County
of Greenville property taxes for the tax year 1975 and all subsequent years.



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