

State of South Carolina 25 11 1976 TITLE TO REAL ESTATE

GREENVILLE COUNTY Know All Men by These Presents:

The John W. Peden and Johnny Quinn hereafter referred to as Grantor, in consideration of the sum of Twenty Five Thousand and No/100 (\$25,000.00) DOLLARS, paid to Grantor by John Serpanos and Arthur Banias 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

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northerly side of White Horse Road, containing 1.81 acres, more or less, and having according to a plat of "Property of John Serpanos", prepared by Carolina Surveying Company, dated February 18, 1976, the following metes and bounds, to-wit:

BEGINNING at a point at the edge of the right-of-way of White Horse Road, joint corner with property of 240 West Lippincott Corp., and running thence along the edge of the right-of-way of White Horse Road N. 47-32 W. 174.8 feet to a point; thence turning and running N. 25-07 E. 278.8 feet to a point; thence turning and running N. 57-07 W. 110 feet to a point; thence turning and running N. 32-53 E. 293.3 feet to a point; thence turning and running S. 85-02 E. 62.8 feet to a point; thence turning and running S. 8-48 W. 514.3 feet to a point; thence continuing S. 13-52 W. 167.7 feet to a point at the edge of the right-of-way of White Horse Road, the point of beginning.

This is a portion of the property conveyed to the Grantors herein by deed of Lula Myers Granger, recorded in the Office of the R.M.C. for Greenville County in Deed Book 883, at Page 27

-156-1456.1-1-16



27.50

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 25th day of February, 1976

Signed, Sealed and Delivered in the Presence of

[Signature]

John W. Peden (Seal)

[Signature] (Seal)

Johnny Quinn (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 25 day of February, 1976

[Signature] (Seal) Notary Public for South Carolina

My Commission expires 9-15, 1977

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. Mary Jane S. Peden wife of the within named Grantor did 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 25 day of February, 1976

Robert L. Ware (Seal) Notary Public for South Carolina

My Commission expires December 31, 1983

Recorded this ___ day of ___ 19___ at ___ M., No. ___

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