

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

STATE OF SOUTH CAROLINA }
COUNTY OF }

KNOW ALL MEN BY THESE PRESENTS, that I, Allen E. Vaughn

in consideration of Fifty-five Thousand Two Hundred Fifty and No/100 (\$55,250.00) ----- 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 Beddingfield Realty, Inc., its successors and assigns:

ALL that certain piece, parcel or lot of land with all improvements thereon, or hereafter constructed thereon situate, lying and being in the State of South Carolina, County of Greenville, on the southeast side of Wade Hampton Boulevard and being shown as a portion of the property of William B. Ducker, as shown on a plat thereof prepared by Dalton & Neves, Engineers, May 13, 1959, and being described as follows:

BEGINNING at an iron pin on the southeast side of Wade Hampton Boulevard, which iron pin is 200 feet from the southeast corner of the intersection of Elberta Street and Wade Hampton Boulevard and running thence, S. 47-0 E. 208.7 feet to an iron pin; thence S. 43-0 W. 100 feet to a point, thence N. 47-0 W. 208.7 feet to a point on Wade Hampton Boulevard; thence along the southeast side of Wade Hampton Boulevard, N. 43-0 E. 100 feet to an iron pin, the point of beginning.

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Being a portion of property conveyed to the grantor herein by deed of Frank P. McGowan, Master-in-Equity, recorded in Deed Book 1028 at page 609.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 29th day of March --- 1976.

SIGNED, sealed and delivered in the presence of:

Allen E. Vaughn (SEAL)

Carol H. Maddox
[Signature]

Greenville County
Stamps
Paid \$ 61.05
Act No. 380 Sec. 1



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 29th day of March ----- 1976.

[Signature] (SEAL)
Notary Public for South Carolina

Carol H. Maddox

My Commission Expires June 17, 1979

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)' 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 29th day of March ----- 1976.

[Signature] (SEAL)
Notary Public for South Carolina

Margaret N. Vaughn

My Commission Expires June 17, 1979

RECORDED this day of MAR 29 1976 at 3:54 P.M. No. 21765

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