

State of South Carolina
GREENVILLE COUNTY
DONNIE S. TANKERSLEY R.M.C.
TITLE TO REAL ESTATE
Know All Men by These Presents:

That William Gregory Perry, III, hereafter referred to as Grantor, in consideration of the sum of Eight Thousand & No/100----- (\$8,000.00)----- DOLLARS, paid to Grantor by Edward C. Bailey, 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, a one-fourth undivided interest in and to the following described property, to-wit:

All that certain lot or parcel of land in the State of South Carolina, County of Greenville, Chick Springs Township, in the City of Greer, lying on the north side of Wade Hampton Boulevard, being shown and designated as Tract No. "C" on a plat of Burgiss Hills, Section 4, prepared by H. S. Brockman, Registered Surveyor, on March 24, 1966, and as amended on May 4, 1966, and recorded in the R.M.C. Office for Greenville County in Plat Book BBB, Page 190. For a more detailed description of this tract, specific reference is made to the above mentioned plat.

This conveyance is made subject to an easement for ingress and egress, for the benefit of the owner(s) of Tract "C" or the owners of any portion thereof, along the extreme rear 178 feet of Tract "C", more particularly a strip fifty feet in width extending 178 feet in length from the common line of Tracts "B" and "C", the northern border of which shall be along the common line of Sections 3 and 4 of Burgiss Hills. Any tract owner desiring to build or construct a road or street over said easement shall be responsible for all damages, except for that which is absolutely incidental to the construction thereof. Further, anyone so constructing a road or street over or across the said easement shall be responsible for the entire costs thereof, except that the constructing party shall be reimbursed by other property owners, or owner of any portion, on a pro-rata basis, only for the portion of the street which such other property owner or owners actually use.

No building shall be erected on this tract which shall be used for the sale, storage, or advertisement of alcoholic beverages of any type. Subject to all rights-of-way and easements of record, on recorded plats and on the premises.

This is the same property acquired by Grantor under Will of Catherine B. Perry filed of record in the Probate Court, Greenville County, in Apt. 1186, File 15, who acquired this interest from James A. Bailey under Will filed of record in the Probate Court, Greenville County, in Apt. 1046, File 23, who acquired his interest by deed recorded in Deed Book 798, page 468, R.M.C., Greenville County, South Carolina.

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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 30th day of July, 1976.
William Gregory Perry III (Seal)
(William Gregory Perry, III) (Seal)

Signed, Sealed and Delivered in the Presence of
Ray H. Waddell
Francis J. Waddell V
STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY
Grantor
16.00 (Seal)
Greenville County (Seal)
Stamps Paid \$ 8.80
Act No. 390 Sec. 1

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 30th day of July, 1976.
Kathleen J. Stobo (Seal)
Notary Public for South Carolina

My Commission expires ~~January 1, 1977~~ July 18, 1980
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. Carolyn R. Perry, 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 30th day of July, 1976.
Kathleen J. Stobo (Seal)
Notary Public for South Carolina
Mrs. Carolyn R. Perry
(Mrs. Carolyn R. Perry)

My Commission expires ~~January 1, 1977~~ July 18, 1980
Recorded this day of AUG 3 1976 19, at 2:36 P.M., No. 2305

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