

KNOW ALL MEN BY THESE PRESENTS, that W.M. WEBSTER, JR. AND W.M. WEBSTER, III

in consideration of Forty-Seven Thousand and No/100 (\$47,099.62)-----Dollars,
 and assumption of mortgage hereinafter set forth

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

RONALD E. HUGHEY, HIS HEIRS AND ASSIGNS FOREVER:

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, and being shown as Lot 9 on a plat of property of J.P. Stevens & Co., Inc. recorded in the R.M.C. Office for Greenville County in Plat Book LLL, Page 65, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin in line of right-of-way of Charleston Street at the joint front corner of Lots 8 and 9 and running thence with the common line of said Lots N.54-15 W. 229.65 feet to an iron pin; thence N. 10-07 E. 104.6 feet to an iron pin; thence S. 79-20 E. 319.65 feet to an iron pin on Charleston Street; thence with said Street, S. 39-26 W. 230 feet to the point of beginning. — 235-143-1-58

As a part of the consideration for this conveyance, the Grantee hereby assumes and agrees to pay all amounts due and owing under a mortgage given by the grantors herein to The Peoples National Bank and currently held by Bankers Trust of South Carolina, recorded in the R.M.C. Office of Greenville County in Mortgage Book 1112, at Page 463, and currently having an unpaid balance of \$42,900.38.

This conveyance is also made subject to the Land and Building Lease given by the grantors herein to American Dairy Queen Corporation on November 8, 1968.

This is the same property conveyed to the grantors herein by deed of J.P. Stevens & Co., Inc., dated December 12, 1968, and recorded in the R.M.C. Office of Greenville County, South Carolina in Deed Book 858 at Page 229.

Greenville County
 Stamps
 Paid \$52.25
 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 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 6th day of October, 1976.

SIGNED, sealed and delivered in the presence of:

John L. Frank (SEAL)
John D. Minny (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 6th day of October, 1976.
Francis A. White (SEAL)
 Notary Public for South Carolina
 My commission expires: 1980

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(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

6th day of October, 1976
Francis A. White (SEAL)
 Notary Public for South Carolina
 My commission expires: 1980

Walter T. Webster
Caroline L. Webster

RECORDED this _____ day of _____ (CONTINUED ON NEXT PAGE) at _____ M., No. _____

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14328 (RV-2)