

GREENVILLE CO. S. C.

Vol 1045 No 194

THE STATE OF SOUTH CAROLINA

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Greer, S. C. 29651

COUNTY OF GREENVILLE

W. A. SEVY & CO. R.M.C.

3.00 AS

KNOW ALL MEN BY THESE PRESENTS That I, Freddie Stephens

in the State aforesaid, in consideration of the sum of Eight Thousand and no/100  
(\$8,000.00)----- Dollars

to me. \_\_\_\_\_ in hand paid at and before the sealing of these presents  
by J. D. Grubbs and Louise Grubbs

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by  
these presents do grant, bargain, sell and release unto the said J. D. Grubbs and Louise Grubbs

all that piece, parcel or lot of land in \_\_\_\_\_ Township, Greenville

County, State of South Carolina, together with all buildings and improvements thereon situate, lying and being on the eastern side of Trade Street in the City of Greer, Greenville County, South Carolina having according to a plat of the property of Freddie Stephens made by Wolfe & Huskey, Inc., Engineers and Surveyors, dated February 6, 1974, the following metes and bounds to-wit:

BEGINNING at a point on the eastern side of Trade Street 205.3 feet to the face of the curb of the intersection of Trade Street with Victoria Street at the corner of property now occupied by Home Credit Company and running thence with the center of a wall between buildings on said property, N. 77-00 E. 100.61 feet to a spike on a paved alley (said spike being located 209.5 feet from the face of the curb on Victoria Street); thence along the western side of said paved alley S. 13-00 E. 23.6 feet to a spike; thence through the center of a wall between buildings on said property and along the line of property owned by Dr. M. L. Lanford and occupied by Mike's Discount Center and McCullough's Shoe Shop, S. 77-00 W. 100.61 feet to a point on the eastern side of Trade Street; thence along the eastern side of the sidewalk of Trade Street, N. 13-00 W. 23.6 feet to an iron pin, the point of beginning.

The above described property is the same conveyed to James H. Mills by deed of W. B. Smith, et al recorded in the R.M.C. Office For Greenville County, S. C. in Deed Book 225, page 366 and is hereby conveyed subject to the rights of adjoining property owners in and to any party wall located within the boundaries of the above described property in and to which the random property owners have any right, title or interest and to all alleys and access ways and streets of public record or affecting said property.

-255-920-3-17

ALSO: All the right, title, and interest of the Grantor in and to all party walls, streets, access ways and alleyways adjoining or appurtenant to the above described property in which the Grantor may have any right, title or interest, it being the intention of the Grantor to quitclaim his interest in and to the same to the Grantee and to exclude the application for warranties hereinafter contained in and to the property rights described in this paragraph.

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