

State of South Carolina

GREENVILLE COUNTY

Walter S. Griffin, Jr.

TITLE TO REAL ESTATE

Know All Men by These Presents:

The Forty-Five Thousand Four Hundred Thirty Eight and 92/100 (\$45,438.92) hereafter referred to as Grantor, in consideration of the sum of and assumption of the mortgage indebtedness herein below set forth DOLLARS, paid to Grantor by Harper Brothers, Inc. 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, its successors and assigns, forever:

ALL those pieces, parcels and lots of land on the southerly side of South Main Street in the City and County of Greenville, South Carolina described as follows:

BEGINNING at a point on the southerly side of South Main Street in line of property of Grantee and running thence along South Main Street in a westerly direction the following courses and distances: S 75 1/2 W 40', S 80-39 W 88.0' to line of other property of Grantee; thence turning and running along Grantee's line, S 12-42 E 139.5' more or less; thence turning and running N 73-08 E 87.8' to a point; thence turning and running S 12-42 E 22' to a point in line of property of H. C. Harper; thence turning and running along said line N 75 1/2 E 40' to a point in line of property of Grantee; thence turning and running along Grantee's line, N 12-42 E 150' to the point of beginning.

ALSO all my right, title and interest in a proposed railroad side track referred to in Deed Book 294 at Page 229 recorded in the Office for the R.M.C. for Greenville County, South Carolina on June 18, 1946.

It is the intention of Grantor to convey to Grantee all property, interests in land and appurtenances thereto owned by Grantor on the southerly side of South Main Street which property lies between property of Grantee. - 500 - 8 1 - 12, 11

The foregoing property was acquired by Grantor by two deeds to wit: Deed Book 315 at Page 19 recorded in the Office of the R.M.C. for Greenville County, South Carolina on July 8, 1947; Deed Book 294 at Page 229 recorded in the Office of the R.M.C. for Greenville County, South Carolina on June 19, 1946.

This conveyance is made subject to that certain mortgage granted to Fidelity Federal Savings & Loan Association, dated November 1, 1965, recorded in the Office of the R.M.C. for Greenville County, South Carolina in Mortgage Book 1912 at Page 65, having a principal balance of \$9,561.08. Grantee hereby assumes and agrees to pay the Note secured by said Mortgage.

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 17th day of January, 1977.

19 77

Signed, Sealed and Delivered in the Presence of

Walter S. Griffin, Jr. (Seal)

(Seal)

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

17th day of January, 1977

[Signature] (Seal)
Notary Public for South Carolina

My Commission expires January 1, 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. Gentry A. Griffin 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, threat 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

17th day of January, 1977

[Signature] (Seal)
Notary Public for South Carolina

[Signature]
Gentry A. Griffin

My Commission expires January 1, 1977.

Executed this 17th day of January, 1977



4229 RV-2