HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 207 PETTIGRU STREET, GREENVILLE, 29601

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Coker & Coker & Coker Associates, Inc.
850 Wade Hampton Blvd.
Greenville, South Carolina 29609

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KNOW ALL MEN BY THESE PRESENTS, that   J. A. Traynham --

in consideration of Thirty-five Thousand and No/100 ($35,000.00) ---------------------------------- 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 Coker & Coker & Coker Leasing Associates, Inc., its successors and assigns forever:

ALL those pieces, parcels or lots of land situate, lying and being on Augusta Road near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lots Nos. 5 and 6 as shown on plat of Property of Alma Eunice Jones dated August 25, 1942, prepared by W. J. Riddle Surveyor and recorded in the R.M.C. Office for Greenville County in Plat Book M at Page 81 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Augusta Road at the joint front corner of Lots Nos. 4 and 5 and running thence along the joint line of said lots N. 45-02 W., 200 feet to a point; thence along the rear lines of Lots 5 and 6, S. 44-58 W., 200 feet to an iron pin at the joint rear corner of Lots 6 and 7; running thence with the joint line of said lots S. 45-02 E., 210.7 feet to a point on the northern side of Augusta Road; running thence with the northern side of said road N. 39-09 E., 48.1 feet to a point; thence N. 42-54 E., 141.3 feet to a point; thence N. 44-58 E., 11.4 feet to an iron pin, point of beginning.

A portion of this property is the same conveyed to the Grantor herein by deed of H. E. Nolin recorded in the R.M.C. Office for Greenville County in Deed Book 501 at Page 250 on the 11th day of June, 1954. Lot No. 6 is a portion of the property conveyed to the Grantor herein by deed of Alma Eunice Jones recorded in the R.M.C. Office for Greenville County in Deed Book 271 at Page 149 on the 15th day of January, 1945.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

The grantee assumes and agrees to pay Greenville County property taxes for the year 1977 and all subsequent tax years.   - 59 - 375 - 3 - 15416

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) does(s) 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 assigns against the grantor(s) and the grantor'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   15th   day of   February   19 77.

SIGNED, sealed and delivered in the presence of

James C. Blakely, Jr.

Virginia R. Enquist

_____ (SEAL)

Virginia R. Enquist

TAX 38.50

RECORDED this   day of   FEB 4 1977   19   at   12:45 P. M. No.