

FEB 23 3 22 PM '77

CONNIE S. TANREDDLEY
SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of February, 1977, between MITCHELL P. KOBELINSKI as Administrator of Small Business Administration, and Small Business Administration, an Agency of the United States of America, having a District Office at 1801 Assembly Street, Columbia, South Carolina; part of the first part, and GEORGE E. BOMAR, party of the second part;

W I T N E S S E T H

That the said party of the first part, for and in consideration of the sum of SEVENTY THOUSAND DOLLARS (\$70,000.00) and other good and valuable considerations, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors, his heirs and assigns forever, the following described land, to-wit:

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 designated as the property of Davis Electric Company, as shown on a plat thereof prepared by Jones Engineering Service, dated March 1, 1971, and recorded in the R.M.C. for Greenville County in Plat Book 41 at page 91 and having the following meets and bounds:

BEGINNING at a point on Laurens Road at the joint corner of Lots 26 and 27 and running thence with a line of Lot 26 S. 34-19 W. 175 feet to line of Lot 46 N. 47-38 W. 107.1 feet to new line of Lot 28 and 46 being the western line of Lot 28; thence N. 35-37 E. 159.4 feet to Laurens Road; thence S. 47-38 E. 102.6 feet to the beginning corner.

LESS, however, a strip 25 feet wide with parallel lines running back from Laurens Road to Lot 46 as shown by Deed of C. F. Putman and J. W. Putman to W. F. Harper, dated August 23, 1937, and recorded in the R.M.C. Office for Greenville County in Volume 200 at page 11.

Grantor has derived its title from Deed of the Master in Equity for Greenville County, South Carolina, recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1038, at page 537, on June 24, 1976.

TO HAVE AND TO HOLD the same unto the said party of the second part in fee simple. 1977-1976-5-6

And the said party of the first part does hereby covenant with the said party of the second part that at the time of the delivery of this deed the premises were free from all encumbrances made by the party of the first part and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other..

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