

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE COUNTY

GRANTEE'S ADDRESS: VOL 1059 PAGE 199

501 N. Main Street  
Fountain Inn, S. C. 29644

KNOW ALL MEN BY THESE PRESENTS, that M. B. GOODNOUGH

in consideration of SEVEN THOUSAND & 00/100 (\$7,000.00) 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 JAMES GARRISON HOWARD, his heirs and assigns forever:

ALL that piece, parcel or lot of land in the Town of Simpsonville, Greenville County, State of South Carolina, joining lands of T. R. Cox, Mrs. L.O. Green, R.D. Jones, and Main Street in Simpsonville, same being on the western side of Main Street, and known as the Three Story Brick Building formerly occupied by Brown and Armstrong, and having the following metes and bounds, to wit:

BEGINNING at a point on Main Street, corner of T. R. Cox lot and running in a western direction 100 feet to Mrs. L. O. Green's line; thence North 27 feet to R.D. Jones other lot, and thence East 100 feet to Main Street and thence along said Street 27 feet to the beginning corner.

Being the same property conveyed to M. B. Goodnough by deed of Mrs. Marion C. Jacobs, recorded on July 11, 1941, in Deed Book 235, Page 117, R.M.C. Office for Greenville County.

ALSO SUBJECT to the Agreement between T. R. Cox and R. D. Jones as recorded in deed from Cox to Jones dated January 4, 1921, recorded in the R.M.C. Office for Greenville County, Volume 71, Page 291, and worded as follows: "It is agreed and understood that R. D. Jones, his heirs and assigns is to have an alley way leading from some point on Main Street through this lot for wagon Road and also use of flight of steps leading from Main Street up side of three story brick building."

"It is agreed and understood that R. D. Jones, his heirs and assigns, are to retain wall privileges of the above deeded building. Said privileges being permission to cut holes into said walls four inches for hanging sleeper, rafters, and other timbers that might be necessary in building."

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s), or on the premises.

ALSO: All personal property attached to the premises, fixtures and equipments thereon, excluding ice machine, safe and film cabinet.

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 23rd day of June, 1977.

SIGNED, sealed and delivered in the presence of: M. B. Goodnough (SEAL)

James D. Phillips (SEAL)

Boyd O. ... (SEAL)

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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 23rd day of June 19 77

Notary Public for South Carolina. (SEAL) James D. Phillips

My commission expires 12/9/80

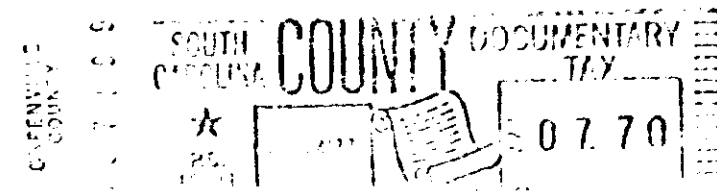
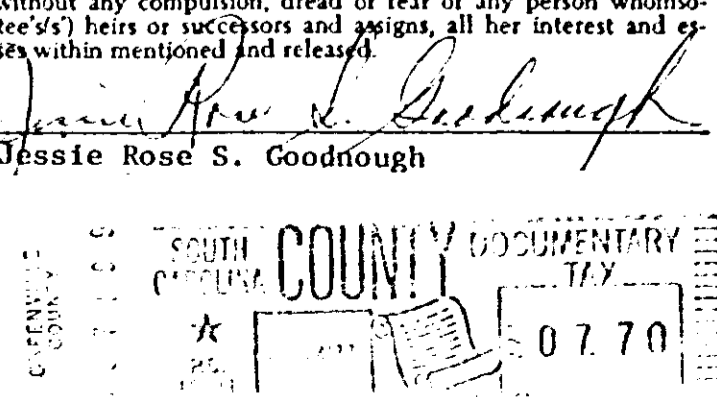
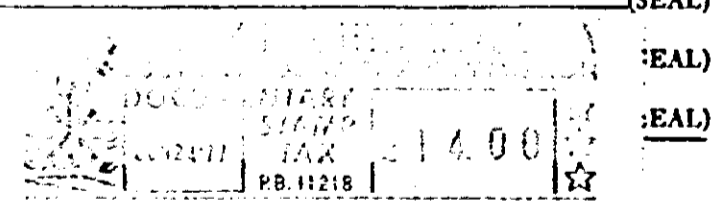
STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 23rd day of June 1977  
Notary Public for South Carolina. (SEAL) Jessie Rose S. Goodnough

My commission expires  
RECORDED this JUN 24 1977 At 10:20 A.M. 55790



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