

Mann, Foster, Richardson & Fisher, Attorneys at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Family Federal Savings & Loan Association  
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at  
Greer, State of South Carolina, in consideration of Forty Five Thousand and  
No/100 ----- (\$45,000.00)----- Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain,  
sell and release unto Paul J. Foster, Jr. and James Cooley, their heirs and assigns forever:  
All that piece, parcel or lot of land in the County of Greenville, State of South Carolina,  
situate, lying and being on the northern side of Eastcliffe Way and being known and designated  
as Lot No. 223 on plat of Section III-B of Westcliffe Subdivision, dated December 11, 1963,  
prepared by Piedmont Engineers & Architects, recorded in the RMC Office for Greenville County in  
Plat Book JJJ at Pages 74 and 75, and having, according to said plat, the following metes and  
bounds, to-wit: BEGINNING at an iron pin on the northern side of Eastcliffe Way at the joint  
front corner of Lots 222 and 223 and running thence with Eastcliffe Way, S. 57-26 W. 110 feet to  
an iron pin; thence S. 54-19 W. 165.9 feet to an iron pin; thence N. 25-14 W. 170.1 feet to an  
iron pin; thence N. 55-36 E. 56.4 feet to an iron pin; thence N. 55-26 E. 129.1 feet to an iron  
pin; thence N. 55-43 E. 79.5 feet to an iron pin at the joint rear corner of Lots 222 and 223;  
thence with the line of Lot 222, S. 28-13 W. 169.1 feet to the point of beginning. This is the  
same property conveyed to the grantor herein by deed dated July 14, 1976 and recorded in  
the RMC Office for Greenville County in Deed Book 1039 at Page 582, from Bobby Cobb.

ALSO: All that piece, parcel or lot of land in the County of Greenville, State of South  
Carolina, situate, lying and being on the eastern side of Washington Avenue and being shown as  
a portion of Lot No. 2 on a plat of the Property of W. D. McBrayer, dated January 1935, prepared  
by Dalton & Neves, recorded in the RMC Office for Greenville County in Plat Book J at Page 37  
and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an  
iron pin on the eastern side of Washington Avenue at the joint front corner of Lots Nos. 2 and  
17 and running thence with Lot No. 17, N. 38-04 E. 255.4 feet to an iron pin at the joint rear  
corner of Lot No. 1 and 2; thence with Lot No. 1, N. 47-20 W. 54 feet to an iron pin; thence in  
a southwesterly direction 223 feet to an iron pin on the eastern side of Washington Avenue; thence  
with said Avenue, S. 26-26 E. 86 feet to the point of beginning.

This is the same property as that conveyed to the grantor herein by deed dated Dec. 30, 1974 and  
recorded in the RMC Office for Greenville County, S. C. in Deed Book 1012 at Page 415,  
from Washington Avenue Corp.

GRANTEES: Paul J. Foster, Jr. and James Cooley  
P. O. Box 2123  
Greenville, S. C. 29602

305-83.2-5-164  
Also 161-224-1-26

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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its  
duly authorized officers, this 27th day of February 1978.

SIGNED, sealed and delivered in the presence of:

FAMILY FEDERAL SAVINGS & LOAN ASSOCIATION (SEAL)

A Corporation

By:

Harold Bulman

E.V. President

Robert R. O'Brien

Secretary

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within  
named Corporation, by its duly authorized officers, sign, seal and as the grantor'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 28th day of February 1978.

Charles P. Deudeck (SEAL)  
Notary Public for South Carolina.

My commission expires: 6/8/87

RECORDED this 28th day of FEB 28 1978 1978, at

B2.1 B3.1 B3.2 At 3:12 P.M.  
25132

4328 RV.2