

STATE OF SOUTH CAROLINA } CO. S. C. TITLE TO REAL ESTATE
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS that Tom L. Sizemore

in consideration of Five and 00/100 (\$5.00)----- Dollars,
and the assumption of a mortgage more specifically described below
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents, do grant, bargain, sell,
and release unto Triad Properties, a Limited Partnership, its successors and assigns forever

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, near the City of Greenville, being known and designated as Lot No. 433, Section II, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina", made by Dalton & Neves, Engineers, dated February, 1959, recorded in the RMC Office for Greenville County in Plat Book QQ at Pages 56-59 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description, according to said plat also known as 31 Ross Street and fronts thereon 62 feet.

As a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay the balance due on that certain mortgage given by Tom L. Sizemore to Charter Mortgage Company dated June 12, 1979 and recorded in the RMC Office for Greenville County in Mortgage Book 1470 at page 194 in the original amount of \$16,550.00 and having a present balance of \$16,550.00.

-14-235-118-6-7

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way appearing on the property and/or of record.

This is the same property conveyed to the grantor by deed from Ted B. Bunton dated March 6, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1459 at page 280.

The grantee's address is: 1006 Old Airport Road, Greenville, South Carolina

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) the 12th day of July 1979
SIGNED, sealed and delivered in the presence of:
Tom L. Sizemore (SEAL)
Serr D. Palmer (SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 12th day of July 19 79
Notary Public for South Carolina (SEAL) Serr D. Palmer
My Commission expires 10/18/86

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF }
Not necessary - grantor not married
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
day of 19
(SEAL)
Notary Public for South Carolina

My commission expires
RECORDED JUL 24 1979
RECORDED this day of 19 at M., NO.
at 4:11 P.M.

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