

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TITLE TO REAL ESTATE

GREENVILLE, S.C.
AUG 3 11 41 AM '79
DONNIE S. TANKERSLEY
1108 PAGE 530

KNOW ALL MEN BY THESE PRESENTS, that Triad Properties, a Limited Partnership

in consideration of Five thousand and 00/100 (\$5,000.00) Dollars,
and 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 Hill's Enterprises, a General 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, on the southwestern side of Fifth Avenue and being known and designated as Lot No. 162 of Section 1, according to a plat entitled "Subdivision of Village Houses, F. W. Poe Manufacturing Company, Greenville, S. C." by Dalton & Neves, dated July, 1950 and recorded in the R.M.C. Office for Greenville County in Plat Book Y at Pages 26 and 31, inclusive and having, according to said plat, the following metes and bounds, to-wit:

-12-235-150-7-13

BEGINNING at an iron pin on the southwestern side of Fifth Avenue, said iron pin being the joint front corner of Lots Nos. 162 and 163 on said plat and running thence S. 49-00 W. 99.5 feet to an iron pin; thence S. 41-15 E. 65 feet to an iron pin; thence N. 49-00 E. 99.4 feet to an iron pin on the southwestern side of Fifth Avenue; thence with the southwestern side of Fifth Avenue, N. 41-10 W. 65 feet to an iron pin, the point of beginning.

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

THE Grantee herein assumes and agrees to pay that certain mortgage to Fidelity Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County in Mortgage Book 1463 at Page 575 on April 18, 1979 in the original amount of \$ 10,000.00 and having an approximate balance of \$ 9,898.00.

THIS being the same property as conveyed to the Grantor herein by deed of Robert H. Wynne, Jr. and being recorded in the R.M.C. Office for Greenville County in Deed Book 1100 age Page 758 on April 18, 1979.

THE address of the Grantee herein is: 108 Gateway Drive, Greenville, S. C. 29615

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 31st day of July 1979

SIGNED, sealed and delivered in the presence of:

Jeri D. Palmer

[Signature]

Triad Properties, a Limited Partnership (SEAL)

Tom L. Sizemore, General Partner (SEAL)

(SEAL)

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PROBATE

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 31ST day of July 1979

Notary Public for South Carolina

My Commission expires 10/18/86

Jeri D. Palmer

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX
\$ 10.00

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION
Not-Necessary

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

Notary Public for South Carolina

My commission expires

RECORDED this 3rd day of August, 1979 at 11:41 A/M

GREENVILLE COUNTY

705

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ AUG-3-79 \$ 05.50

1161

0530

4328 RV-2