

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
3 14 PM '79
W. H. WILSON
CLERK

VOL 1169 PAGE 608

KNOW ALL MEN BY THESE PRESENTS, that I, Paul J. Foster, Jr.

in consideration of ----- ONE HUNDRED THREE THOUSAND AND NO/100 (\$103,000.00)----- 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 Ira K. Keenan, Jr. & Denise Keenan

All that certain piece, parcel or tract of land, situate, lying and being in the City of Mauldin, County of Greenville, State of South Carolina, on the northeastern side of Highway No. 276 (Main Street), being that property shown on a plat entitled "Property of Paul J. Foster and Norman W. Huff located in Mauldin" made by Robert R. Spearman, Registered Surveyor, dated January 29, 1975, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin at the joint front corner of instant property and property of McDonalds Corp., and running thence along the northeastern side of Main Street (Highway No. 276) N. 16-03 W. 30 feet, more or less, to an iron pin at the joint front corner of instant property and property now or formerly of Walter Griffin; thence along Griffin line N. 70-15 E. 556 feet to an iron pin in line of A.C.L. Railroad; thence along said line S. 19-00 E. 298.0 feet to an iron pin; thence along line of property of S. C. National Bank S. 78-49 W. 336.0 feet to an iron pin; thence along line of McDonalds Corp. N. 17-12 W. 205.55 feet to an iron pin; thence still along the line of McDonald's Corp. S. 70-15 W. 225.0 feet to an iron pin, the point of beginning.

This being a portion of that property conveyed to Norman Huff and Paul J. Foster, Jr., by deed of Donald E. Baltz Foundation recorded in the RMC Office for Greenville County, S.C., in Deed Book 939 at Page 593, March 31, 1972; and all of that property conveyed to Paul J. Foster, Jr. by Norman W. Huff by deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 1108, Page 978, on the 9 day of August, 1979.

This conveyance is made subject to all restrictions, setback lines, roadways, ordinances, easements and rights-of-way, if any, affecting the above-described property.

The warehouse located on the property hereinabove described is conveyed "as is" and no express or implied warranty is granted.

- 15 - 799 - M 2.1 - 1 - 6

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 assigns against the grantor(s) and the grantor'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 15th day of August 1979

SIGNED, sealed and delivered in the presence of

Paul J. Foster, Jr. (SEAL)
PAUL J. FOSTER, JR.

Elaine D. Platen
Frances R. Leutke

STATE OF SOUTH CAROLINA (SEAL)
SOUTH CAROLINA TAX COMMISSION (SEAL)
DOCUMENTARY TAX STAMP 206.00 (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 15th day of August 1979

Frances R. Leutke (SEAL)
Notary Public for South Carolina
My commission expires: 11/23/80

Elaine D. Platen
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
GREENVILLE COUNTY
AUG 17 1979
113.30

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

15th day of August 1979
Frances R. Leutke (SEAL)
Notary Public for South Carolina
My commission expires: 11/23/80

Lois H. Foster
LOIS H. FOSTER

RECORDED AUG 17 1979 at 3:14 P.M. M. No. 5829

80
0
0
0

4328 RV-2