V 9 H. Augusta Rd
Greenville SC

HORTON, DRAWDY, HAGINS, WARD & BLAKELY, P.A. 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
DEC 26 2 47 PM '79
DONNIE S. TANKERSLEY
R.M.C.

VOL 1117 PAGE 818

KNOW ALL MEN BY THESE PRESENTS, that Frances J. Ashmore

in consideration of Twenty-Five Thousand and 00/100 ($25,000.00)---------- 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 Lucas Distributing Company, Inc., its successors and assigns, forever:

All that piece, parcel or tract of land, containing 1.028 acres, more or less, situate, lying and being on the southeastern side of Augusta Road (U. S. Hwy 25) in the County of Greenville, State of South Carolina, being shown and designated on plat entitled Property of Lucas Distributing Company, Inc., prepared by Freeland & Associates, dated December 6, 1979, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 9-T, at Page 22, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Augusta Road (U. S. Hwy 25) at the joint rear corner of the premises herein described and property now or formerly of Hal-Bar Plumbing Co., Inc., and running thence with the line of property now or formerly of Hal-Bar Plumbing Co., Inc. S. 38-19 E. 225.00 feet to an iron pin in the line of property now or formerly of Lucas Distributing Co., Inc.; thence with the line of property now or formerly of Lucas Distributing Co., Inc. S. 44-05 W. 199.97 feet to an iron pin in the line of property now or formerly of Bankers Trust; thence with the line of property now or formerly of Bankers Trust N. 38-19 W. 225.00 feet to an iron pin on the southeastern side of Augusta Road (U. S. Hwy 25); thence with the southeastern side of Augusta Road (U. S. Hwy 25) the following courses and distances: N. 42-41 E. 72.80 feet to an iron pin; N. 44-53 E. 116.40 feet to an iron pin; N. 44-58 E. 10.80 feet to the point of beginning.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property. -14-156- 381-1-3 ALSO PT OF 381-1-3 PT OF 381-1-3 → 0.20 AC OUT OF 381-1-6 OUT OF 381-1-5 → 0.52 AC

This is a portion of the property conveyed to Leon F. Ashmore and Frances J. Ashmore by deed of Frank P. McGowan, Jr., recorded in the RMC Office for

(CONTINUED ON REVERSE SIDE HEREOF)

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 19th day of December 19 79

SIGNED, sealed and delivered in the presence of

Albert S. Hagood
Ray Jones

Frances J. Ashmore (SEAL)
Frances J. Ashmore
(SEAL)
(SEAL)
(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 19th day of December 19 79

Shirley H. Aiken (SEAL)
Notary Public for South Carolina
My commission expires: 1-11-83

Albert S. Hagood

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER
Not Necessary - Grantor A Woman

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.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
$ 9.00

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
DEC 26 '79
$ 27.50

4328 RV-2

1-4

381-1-1, 3, 4, 5, 6