

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, Lawyers Building, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantee's address: 722 E. McBee Avenue
Greenville, S. C. 29601

KNOW ALL MEN BY THESE PRESENTS, that T. C. THREATT

FILED
GREENVILLE CO. S. C.

JAN 13 12 43 PM '80

in consideration of FIVE THOUSAND AND NO/100 (\$5,000.00) 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 Paul Hughes and Richard W. Molten, Jr., their heirs and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being on the eastern side of Pettigru Street in the City of Greenville, Greenville County, South Carolina being known and designated as Lot No. 137, Block H on a Map of East Park, a part of Boyce's Addition Subdivision, made by W. A. Adams, Surveyor, dated July 1909, recorded in the RMC Office for Greenville County, S. C. in Plat Book A at page 383 and having according to a more recent survey for James H. Trammell made by Carolina Surveying Co., dated July 1, 1971, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Pettigru Street at the joint front corners of Lots Nos. 137 and 138 of Block H and running thence along the eastern side of Pettigru Street N 26-14 E 52.2 feet to an iron pin at the corner of an unopen extension of Whitsett Street; thence along the southern side of said unopen street N 76-45 E 100 feet to an iron pin; thence S 1-10 E 89.7 feet to an iron pin on Lot 138; thence with the line of Lot No. 138 N 80-30 W 126 feet to an iron pin, the beginning corner.

ALSO, all the grantor's right, title and interest in and to a strip marked "Whitsett Street" lying north of the above described property and between Lots 136 and 137 as shown on a plat recorded in Plat Book A at page 383, which street has never been opened or used as a public road or street, but the general warranty provisions of this deed shall not apply to said strip designated as Whitsett Street.

This is the same property conveyed to the grantor and C. R. Maxwell by deed of James H. Trammell, recorded on October 24, 1972 in Deed Book 958 at page 447. See deed from C. R. Maxwell to the grantor, recorded on September 2, 1977 in Deed Book 1064 at page 166 in the RMC Office for Greenville County.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

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