

2711 Buncombe Road, Greenville, S.C. 29609  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1120 PAGE 741

RECORDED  
FEB 15 AM '80  
HARRIS

KNOW ALL MEN BY THESE PRESENTS, that GREER FLORIST & GREENHOUSES, INC.  
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at  
Greenville, State of South Carolina, in consideration of  
Twelve Thousand, Two Hundred Ninety-Four and 13/100 (\$12,294.13 and Dollars,  
Assumption of mortgage below  
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and  
release unto

MORGAN KUTZNER, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land in Greenville County, State of  
South Carolina, in Greenville Township, about 2-1/2 miles from Greenville  
County Courthouse, on the Old Buncombe Road, and known and designated as part  
of Lot No. 4 on a plat recorded in the R.M.C. Office for Greenville County  
in Plat Book A, at Pages 396 and 397, and having the following metes and  
bounds, to-wit:

BEGINNING on the Buncombe Road, joint corner of Lots 3 and 4; and running  
thence in a southwesterly direction 191.5 feet to an iron pin on a 10 foot  
alley; thence along said alley in a northwesterly direction 78.6 feet to  
joint corner of Lots 4 and 5; thence in a northeasterly direction 190 feet  
to Buncombe Road; thence along Buncombe Road S. 22-0 E. 80 feet to the  
BEGINNING corner.

This is the identical lot of land conveyed the Grantor herein by Fred W.  
Ellis and Joyce H. Ellis by deed dated April 5, 1976, and recorded in the  
R.M.C. Office for Greenville County, South Carolina, in Deed Book 1034,  
at Page 247.

The Grantee herein assumes and agrees to pay the balance due on that certain  
mortgage held by Fred W. Ellis in the original amount of \$30,000.00 recorded  
in the R.M.C. Office for Greenville County, South Carolina, in Real Estate  
Mortgage Book 1364, at Page 300, on April 5, 1976, which now has a principal  
balance in the amount of \$21,205.87.

This conveyance is made subject to any and all existing reservations, ease-  
ments, rights-of-ways, zoning ordinances and restrictions or protective  
covenants that may appear of record, on the recorded plat(s) or on the  
premises.

As part of the consideration, the Grantee herein agrees not to use the property  
covered by this deed for the operation of a florist for a period of five (5)  
years from the date hereof. - 12-235-155-4-12

(SEE REVERSE SIDE)

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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized  
officers, this 15th day of February 19 80. GREER FLORIST & GREENHOUSES, INC.

SIGNED, sealed and delivered in the presence of:

*[Handwritten signatures]*

A Corporation  
By: *[Signature]*  
President  
Secretary

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-  
poration, by its duly authorized officers, sign, seal and as the grantor'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 February 19 80 .  
*[Signature]* (SEAL)  
Notary Public for South Carolina.

*[Signature]*

My Commission expires: 11/4/80

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ at \_\_\_\_\_ M., No. \_\_\_\_\_

155-4-12

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