

FILED

STATE OF SOUTH CAROLINA

MAY 11 11 39 AM '81

COUNTY OF GREENVILLE

DOUGLAS CAMPBELL
P.N.C.

KNOW ALL MEN BY THESE PRESENTS, that Mauldin Commercial Properties, A Partnership,

in consideration of Thirty Thousand and 00/100 (\$30,000.00) Dollars and exchange of Dollars property having a value of One Hundred Twenty Thousand (\$120,000.00) 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 J & J Enterprises, A South Carolina General Partnership, its successors and assigns, forever:

ALL those pieces, parcels or lots of land situate, lying and being on the northeastern side of U. S. Hwy No. 276, in the City of Mauldin, County of Greenville, State of South Carolina, and being shown and designated as Lots Nos. 11, 12, 13 and 14 on plat entitled Property of Milford Don Kelly, prepared by C. O. Riddle, R.L.S., dated December 18, 1974, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 5K, at Page 2, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of U. S. Hwy No. 276 at the joint front corner of the premises herein described and property now or formerly of Laura Elizabeth New and Harry E. New and running thence with property now or formerly of Laura Elizabeth New and Harry E. New N. 51-28 E. 510.8 feet to an iron pin in the line of right-of-way for Atlantic Coast Line Railroad; thence with the line of the right-of-way for Atlantic Coast Line Railroad S. 33-29 E. 199.8 feet to an iron pin in the line of property now or formerly of Wm. D. Yarborough & Lamar Kennedy; thence with the line of property now or formerly of Wm. D. Yarborough & Lamar Kennedy S. 51-28 W. 473.8 feet to an iron pin on the northeastern side of U. S. Hwy No. 276; thence with the northeastern side of U. S. Hwy No. 276 N. 44-07 W. 200 feet to the point of beginning. 15 (799) M 5.1-2-13, 14, 16 & 17

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.

ALSO all that piece, parcel or strip of land lying within that portion of a

(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 29th day of

April 19 81

MAULDIN COMMERCIAL PROPERTIES,
A PARTNERSHIP

SIGNED, sealed and delivered in the presence of

(SEAL)

Virginia D. McSwain
James S. Shuman

By *James S. Shuman* Partner (SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF GREENVILLE

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 29th day of April 19 81

James S. Shuman (SEAL)
Notary Public for South Carolina
My commission expires: 7/30/90

Virginia D. McSwain

STATE OF SOUTH CAROLINA

RENUNCIATION OF DOWER
Not Necessary - Grantor A Partnership

COUNTY OF GREENVILLE

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
day of

Notary Public for South C.
My commission expires:
RECORDED this

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
165.00
MAY 11 1981

M. No.

0377

4328 RV-2