

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

115 Welborn St.
Greenville, S.C. 29601

KNOW ALL MEN BY THESE PRESENTS, that Triangle Enterprises, a South Carolina General Partnership

in consideration of One (\$1.00) Dollars

AND THE PREMISES 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. LYLES ALLEY, JR., his heirs and assigns forever:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, South Carolina, located in the City of Greenville, and being more particularly described as follows:

BEGINNING at an iron pin in the southerly margin of Welborn Street (formerly Northern Street) at the northwest corner of property heretofore conveyed to Virginia Apartments, and running thence along line of said Virginia Apartments property, S. 42-58 W. to a twelve inch brick wall, and thence continuing through the center of said brick wall a total distance of 141 feet, more or less, to a point, which point is N. 42-58 E. 7.5 feet from the center of Piedmont and Northern Railway Company's service track; thence N. 46-49 W. 7.5 feet from and parallel with the center line of said service track, 99 feet 4-1/2 inches to a point in the center of a twelve inch brick wall; thence N. 42-58 E. through the center of said brick wall 141 feet, more or less, to an iron pin in the southerly margin of Welborn Street (formerly Northern Street); thence with the southerly margin of Welborn Street (formerly Northern Street), marked by the edge of a concrete pavement 5 feet distant, parallel to said Welborn Street (formerly Northern Street), S. 42-32 E. 99 feet 4-1/2 inches 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.

This is the same property conveyed to the Grantor herein by deed of William J. Neely, Jr., J. Lyles Alley, Jr. and D. D. Williams, Jr., dated 23 January 1981, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1142 at page 444.

Grantee herein assumes and agrees to pay property taxes due for the year 1981 and all subsequent years.

This property is conveyed subject to the lien of that certain mortgage given to Carolina Federal Savings & Loan Associated dated 3 December 1980 in the principal amount of \$19,000, which mortgage is recorded in the RMC Office for Greenville County, SC in Mortgage Book 1526 at page 774.

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 30 day of April 1981

SIGNED, sealed and delivered in the presence of

TRIANGLE ENTERPRISES, a S. C. General Partnership (SEAL)

By: J. Lyles Alley, Jr. (SEAL)

By: D. D. Williams, Jr. (SEAL)

By: William J. Neely, Jr. (SEAL)

STATE OF SOUTH CAROLINA
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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 30 day of April 1981

Notary Public for South Carolina
My commission expires:

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER GRANTOR A GENERAL PARTNERSHIP

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (twice) 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, and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 19 day of

Notary Public for South Carolina
My commission expires:

RECORDED MAY 6 1981 of 19 at 12:35 P. M. No. 22339

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