

201 E. North Street
Greenville, S. C. 29601

TITLE TO REAL ESTATE - INDIVIDUAL FORM Mitchell & Ariati, Greenville, S.C.

1150-337

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

2 PM '81

WRSLEY

KNOW ALL MEN BY THESE PRESENTS, that Leonard O. King

in consideration of Thirty Thousand and no/100 (\$30,000.00)----- 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 & B Investment Co., a South Carolina General Partnership, its successors and assigns forever:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northern side of West Croft Street in the City of Greenville, Greenville County, South Carolina being known and designated as the western one-half of lot no. 48, Block B as shown on a plat of STONE LAND COMPANY recorded in Plat Book A at Page 339 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Croft Street at the joint front corner of lots nos. 46 and 48, which pin is 300 feet from the northeast corner of the intersection of West Croft Street and Townes Street and running thence along the joint line of said lots, N. 14 E. 200 feet to an iron pin in the southern side of an alley; thence along said alley, S. 83-13 E. 50 feet to an iron pin in the center of the rear line of lot no. 48; thence a line through the center of lot 48, S. 1-14 W. 200 feet to an iron pin on the northern side of Croft Street; thence with said Street, N. 83-13 W. 50 feet to the point of beginning.

26 (500) 6-4-12

The above property is the same property conveyed to the grantor by deed of James M. Leach and Barbara F. Leach recorded September 27, 1957 in Deed Book 585 at Page 67 and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantee agrees and assumes to pay City of Greenville and Greenville County property taxes for the tax year 1981 and subsequent years.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
60.00

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
33.00
JUN 19 1981

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 June 19 81

Signed, sealed and delivered in the presence of

Jack H. Mitchell III

Leonard O. King (SEAL)
LEONARD O. KING

Linda S. Forester (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 June 19 81

Linda S. Forester (SEAL)
Notary Public for South Carolina

Jack H. Mitchell III
JACK H. MITCHELL, III

My commission expires: 3/26/89

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

GRANTOR NOT MARRIED

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 19th day of June 19 81

Notary Public for South Carolina (SEAL)

My commission expires: JUN 19 1981

RECORDED this JUN 19 1981 at 4:02 PM 19 at M. No. 35271

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