

BROWN, BYRD, BLAKELY & MASSEY, P.O. BOX 2464, GREENVILLE, SOUTH CAROLINA 29602

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Grantee's address 405 East Curtis  
Simpsonville, SC

FILED  
GREENVILLE CO. S.C.  
JUL 22 4 13 PM '81  
DORRIS S. JANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that ROBERT S. SMALL, JR. -----

in consideration of Ten and No/100 (\$10.00)----- 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 THE CITY OF SIMPSONVILLE, its successors and assigns forever:

ALL that certain piece, parcel and triangular tract of land located, lying and being in the City of Simpsonville, County of Greenville, State of South Carolina, being a portion of the property shown on plat entitled "Survey for Robert S. Small, Jr.", dated July 2, 1981, prepared by C. O. Riddle, RLS, recorded in the RMC Office for Greenville County in Plat Book 81 at Page 50, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a railroad spike in the center of the right-of-way of the Seaboard Coastline Railroad, at the joint corner of a triangular tract herein conveyed and another tract containing 4.585 acres, more or less, and running thence, along the Northern property line of said tract S. 44-50 W., 197.95 feet to a point on the right-of-way of Plains Street; thence N. 32-15 E., 91.85 feet; thence N. 7-05 E., 91.85 feet; thence N. 5-30 W., 60.0 feet; thence N. 24-38 E., 49.85 feet to a nail and cap in the center of the Seaboard Coastline Railroad right-of-way; thence, along the center of said right-of-way S. 25-41 E., 148.12 feet to the point and place of beginning.

This is a portion of the property conveyed to Robert S. Small and Robert S. Small, Jr., by deed of Plains Street, a General Partnership, recorded in the Greenville County RMC Office in Deed Book 1150 at Page 365 on June 22, 1981. Subsequently, Robert S. Small conveyed all his right, title and interest in and to the within property to Robert S. Small, Jr., by deed recorded in the Greenville County RMC Office in Deed Book 1150 at Page 368 on June 22, 1981.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above described property.

- 18 - 899 - 323 - 1 - ST. R/W

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 15th day of July 19 81

SIGNED, sealed and delivered in the presence of

James C. Blakely, Jr.  
[Signature]

Robert S. Small, Jr. (SEAL)  
ROBERT S. SMALL, JR. (SEAL)  
\_\_\_\_\_  
(SEAL)  
\_\_\_\_\_  
(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 15th day of July 19 81

James C. Blakely, Jr. (SEAL)  
Notary Public for South Carolina  
My commission expires: 11-9-81

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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

15th day of July 19 81  
Linda B. [Signature] (SEAL)  
Notary Public for South Carolina  
My commission expires: 11/21/90

Catherine C. Small

RECORDED this JUL 22 1981 4:13 P. M. No. 10003

1152-220

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