

GRANTEE'S ADDRESS: 217 East Coffee Street, Greenville, SC 29601
TITLE TO REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
JUL 29 81
\$ 08.00

BOOK 1152 PAGE 568

KNOW ALL MEN BY THESE PRESENTS, that THOMAS G. GOLDSMITH

LEATHERWOOD, WALKER, TODD & MANN

GREENVILLE CO. S. C.

41 208

JUL 29 12 24 PM '81

in consideration of -----TEN and no/100-----Dollars,

of ~~THOMAS G. GOLDSMITH~~ ^{R.M.G.}able consideration,
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto COFFEE ST. REALTY CO., a South Carolina corporation, its successors and assigns forever:

ALL of my right, title and interest, the same being an undivided one-half interest in and to that certain piece, parcel or lot of land situate, lying, and being on the eastern side of North Spring Street at the intersection of North Spring Street with East North Street in the City of Greenville, Greenville County, South Carolina, and having the following metes and bounds according to plat entitled "Property of Coffee Street Realty Company" dated July, 1981 by Dalton & Neves Co., Engineers. 26(500) 43-2-2.1

BEGINNING at an iron pin at the intersection of the eastern right of way of North Spring Street with the southern right of way of East North Street at the corner of property now or formerly owned by KITNOE, a South Carolina partnership, and running thence with the line of said KITNOE property, S. 21-00 W. 82.4 feet to an old fence post at the corner of other property owned by Coffee St. Realty Co.; thence with the line of said other property of Coffee St. Realty Co., N. 69-13 W. 40.73 feet to an iron pin on the eastern right of way of North Spring Street; thence with the eastern right of way of North Spring Street as the line, N. 42-21 E. 18.85 feet to an iron pin; thence N. 48-32 E. 73.39 feet to the Point of Beginning, and being the same property conveyed to the Grantor herein by Deeds of Prudential Insurance Co. of America, recorded March 26, 1936 in Deed Book 186, Page 203; Deed of W. McNeill Carpenter, recorded March 29, 1936 in Deed Book 151, Page 277; and Deed of The Peoples National Bank of Greenville, Executor of the Estate of E. W. Carpenter, recorded October 21, 1943 in Deed Book 257, Page 313; less the portion conveyed to the South Carolina Highway Department by a Right of Way easement of T. G. Goldsmith and J. D. Guess in June of 1975 in connection with State Highway Project No. A-649.

The Grantor herein also grants, bargains, sells and releases unto the Grantee herein all of his right, title and interest, if any, in and to the land subject to the aforesaid highway Right of Way Easement.

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 against every person whomsoever lawfully claiming or to claim the same or any part thereof. assigns

WITNESS the grantor's(s) hand(s) and seal(s) this 29 day of July, 1981.

SIGNED, sealed and delivered in the presence of: (SEAL)
Frances W. Valley (SEAL)
Joseph M. Matteson (SEAL) *Thomas G. Goldsmith* (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 29 day of July 19 81.
Joseph M. Matteson (SEAL) *Frances W. Valley*
Notary Public for South Carolina
My commission expires: 4-21-86

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 29 day of July, 19 81.
Joseph M. Matteson (SEAL) *Mrs. Mary C. Goldsmith*
Notary Public for South Carolina
My commission expires: 4-21-86

RECORDED this 29th day of July 19 81 at 12:24 P/ M, No. 2511

SOUTH CAROLINA COUNTY GREENVILLE DOCUMENTARY TAX JUL 29 81 \$ 04.40

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