

TITLE TO REAL ESTATE Law, Title, and Trust, 410 E. Washington St., Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTED
FILED
JAN 27 3 46 PM '83
DONNA R. H.C.
KAYERSLEY
1619 Augusta Rd
Greenville

41 883

KNOW ALL MEN BY THESE PRESENTS, that Roy Steven Ladson

in consideration of Ten and 00/100 (\$10.00) Dollars and other valuable consideration
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Pride Capital, Inc., its successors and assigns, forever:

ALL that certain piece, parcel or lot of land, on the northeastern side of Augusta Road, in the City of Greenville, County of Greenville, State of South Carolina, being a portion of Lot 96 on a plat of Crescent Terrace, recorded in Plat Book E at Page 137, and having according to a more recent survey, entitled "Property of Pride Capital, Inc.", dated January 26, 1983, prepared by Carolina Surveying Co., the following metes and bounds:

BEGINNING at an iron pin in the front line of Lot 96, on the northeastern side of Augusta Street at the corner of lot now or formerly owned by Olin Dean Willis and running thence with the Willis Lot N. 29-21 E. 38 feet to a point at the corner of a brick wall; thence along the northwestern edge of said wall and beyond N. 39-17 E. 205.7 feet to an iron pin; thence N. 0-02 W. 81.9 to iron pin; thence N. 54-02 W. 14.15 feet to iron pin; thence S. 33-13 W. 304.3 feet to iron pin on the northeastern side of Augusta Road; thence with said Road S. 46-21 E. 40 feet .6 inches to the point of beginning. This property is also shown as Lot 19, Block 2, Sheet 217 of the Greenville County Tax Maps.

This is a portion of the property conveyed to the Grantor herein on November 24, 1981 by deed of B. O. Thomason, Jr., as Trustee, as will be seen in Deed Book 1159, at Page 750. 14 (500) 217-2-19

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances, and restrictions or protective covenants that may appear of record or on the premises.

The Grantee is to pay 1983 city and county property taxes 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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 25th day of January 19 83

SIGNED, sealed and delivered in the presence of:

Virginia B. McDiarmid
[Signature]

Roy Steven Ladson
Roy Steven Ladson (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROB.

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25th day of January 19 83

[Signature]
Notary Public for South Carolina (SEAL)
My commission expires: 6/15/84

Virginia B. McDiarmid

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, 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 25th day of January 19 83
[Signature]
Notary Public for South Carolina (SEAL)
My commission expires: 6/15/84

Mrs. Kathy T. Ladson
Mrs. Kathy T. Ladson

RECORDED this JAN 27 1983 at 3:46 P.M. 1983