

GRANTEE'S ADDRESS: 1912 Augusta Road, Greenville, South Carolina
TITLE TO REAL ESTATE BY A CORPORATION Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S.C.
AUG 3 2 40 PM '83
DONNIE S. ENSLEY
R.M.C.

VOL 1193 PAGE 738

BOOK 41 PAGE 1165

KNOW ALL MEN BY THESE PRESENTS, that HUNT, DuPREE, RHINE & ASSOCIATES, Inc.,
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville State of South Carolina, in consideration of
Ten and no/100 Dollars (\$10.00) and other valuable considerations, including
the assumption of mortgages hereinafter set forth,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto HUNT & RHINE PARTNERSHIP, a South Carolina General Partnership, whose partners are
J. C. Rhine, Jr., Julian G. Hunt, and Julian G. Hunt, Jr., its successors and assigns for-
ever:

ALL that certain piece, parcel or lot of land, with all improvements thereon or
hereafter constructed thereon, situate, lying and being in the State of South
Carolina, County of Greenville, City of Greenville, on the southern side of
Augusta Road, being known and designated as the front portion of Lot #2 on a
plat of the property of Mary B. Lewis, recorded in Plat Book E at Page 213 in
the R.M.C. Office for Greenville County, and described as follows:

BEGINNING at an iron pin on the southern side of Augusta Road at the joint front
corner of Lots #1 and #2 and running thence with the line of Lot #1, S. 29-48 W.
250 feet to an iron pin; thence N. 46-30 W. 90 feet to an iron pin at the corner
of Lot #3; thence with the line of Lot #3, N. 25-44 E. 250 feet to an iron pin
on the southern side of Augusta Street; thence with the southern side of Augusta
Street, S. 46-30 E. 113 feet to the point of beginning.

BEING the same property conveyed to the Grantor herein by Deed of Helen R. Hammett
and Helen H. Floyd dated July 21, 1980, recorded July 21, 1980 in Deed Book 1129
at Page 532, Greenville County R.M.C. Office, and by Deed of Julian G. Hunt dated
July 21, 1980, recorded July 21, 1980 in Deed Book 1129 at Page 531, Greenville
County R.M.C. Office.

This conveyance is made subject to existing easements, restrictions, and rights-of-
way of record and subject to a Lease Agreement dated March 12, 1981 by the Grantor
herein as Lessor and B. J. Limited as Lessee. As part of the consideration for this
conveyance, the Grantee assumes and agrees to pay all indebtedness owed by the Gran-
tor to First Federal Savings and Loan Association secured by mortgage recorded in
the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1352 at
Page 689, having a present balance of \$32,803.02, and the indebtedness owed by the
Grantor to Community Bank secured by a mortgage recorded in the R.M.C. Office for
Greenville County, South Carolina, in Mortgage Book 1508 at Page 179, having a pre-
sent balance of \$110,000.00.

14(500)216-2-3.1

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY TAX
\$ 115.00

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)' heirs or
successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular
said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to
claim the same or any part thereof.

assigns

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized
officers, this 29th day of July 19 83.

SIGNED, sealed and delivered in the presence of:

HUNT, DuPREE, RHINE & ASSOCIATES, INC. (SEAL)
A Corporation
By:

Paula Mattelmann
N. Dunning B. Johnson

Julian G. Hunt
Carol B. Smith
Secretary

2 AUG 23 1983

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as its 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 29th day of July 19 83.

N. Dunning B. Johnson (SEAL)
Notary Public for South Carolina.
My commission expires: 8-27-87

RECORDED this 3 day of Aug, 1983 at
2:40 P.M. 10:19

GREENVILLE COUNTY
SOUTH CAROLINA DOCUMENTARY TAX
\$ 63.25

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