

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
DEC 14 1983
R.M.C.

KNOW ALL MEN BY THESE PRESENTS that we, Virginia Bruce Allen, James McDuffie Bruce III, and Jolly Bruce Christman

in consideration of Twelve Thousand Five Hundred & No/100 (\$12,500.00) ----- Dollars,

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 Buddy's, Inc., its successors and assigns forever, the following described property, to-wit:

ALL that certain piece, parcel or lot of land situate, lying, and being in the State of South Carolina, County of Greenville, and Greenville Township, on the Eastern side of South Hudson Street between Sycamore Street and Gibbs Street as shown on a plat of property of W. Lewis Tollison prepared by Freeland and Associates, dated September 17, 1981, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeastern intersection of South Hudson Street and Sycamore Street, and running thence in a line parallel to South Hudson Street N. 27-33 E. 69.91 feet to an old iron pin; thence S. 49-32 E. 69.50 feet to an iron adjacent to property now or formerly owned by Farr; thence in a line parallel to property now or formerly owned by Farr S. 36-57 W. 66.95 feet to an old iron pin; and thence in a line parallel to Sycamore Street N. 50-50 W. 58.00 feet to an iron pin, the point of beginning.

26(500) 56-2-2.1

This being a portion of the property conveyed to Virginia Bruce Allen and J. McDuffie Bruce by Walter S. Griffin and recorded in the RMC Office for Greenville County on April 4, 1948, in Deed Book 342, Page 331, and also a portion of the property conveyed to James McDuffie Bruce III and Jolly Bruce Christman by deed of James McDuffie Bruce, as executor of the Estate of James McDuffie II and Robert A. Clay, as Trustee, and recorded in the RMC Office for Greenville County on October 2, 1981, in Deed Book 1156, Page 154.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
STAMP
25.00

GREENVILLE COUNTY
108102
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ DEC-1'83
P.B. 10311
13.75

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.

WITNESS the grantor's(s) hand(s) and seal(s) this 1st day of December, 1983.
WITNESSES as to Virginia Bruce Allen and James McDuffie Bruce III:
Virginia Bruce Allen (SEAL)
James McDuffie Bruce III (SEAL)
Jolly Bruce Christman (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }
PROBATE
As to Virginia Bruce Allen and James McDuffie Bruce III
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 1st day of December, 1983.
Mary E. Martin (SEAL)
Notary Public for South Carolina
My commission expires: 1/2-1-89

STATE OF SOUTH CAROLINA
COUNTY OF }
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 _____ day of _____, 19____
UNNECESSARY--ONLY MALE GRANTOR IS UNMARRIED

(SEAL)
Notary Public for South Carolina.
My commission expires: _____

RECORDED this _____ day of _____, 19____, at _____ M., No. _____

0673

4325 W.2

400
3
21A01