

Grantee address : Select Income Properties
STATE OF SOUTH CAROLINA } c/o Professional Restaurant
COUNTY OF GREENVILLE } Consultants, Inc.
P.O. Box 2321
Greenville, S.C. 29602

VOL 1204 PAGE 66

KNOW ALL MEN BY THESE PRESENTS, that 100 ASSOCIATES, A General Partnership

in consideration of One Hundred Ten Thousand and No/100 (\$110,000.00)

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

SELECT INCOME PROPERTIES, A S.C. GENERAL PARTNERSHIP, its Successors and Assigns forever:

All that lot of land situate in Ward Two in the City and County of Greenville, South Carolina, being known and designated as Lot No. 29 of the Rowley Place, according to a Plat thereof made by W. A. Adams, January, 1910, recorded in Plat Book C, Page 5, beginning at a stake on the Northeast corner of Lavinia and East Avenue and running thence N. 21-45 W. with Lavinia Avenue, 60 feet to a stake, joint corners of Lots 29 and 30; thence along joint lines of said Lots N. 80 E. 155 feet to a stake on a 10-foot alley; thence S. 21-45 E. 60 feet to a stake on East Avenue; thence with said Avenue S. 80 W. 155 feet to the beginning corner.

This is the same property conveyed by Philip S. Rovner and Alan P. Shaw to the Grantor herein by deed dated February 3, 1981, and recorded on February 19, 1981, in Deed Book 1143 at Page 26, R.M.C. Office for Greenville County, South Carolina.

This conveyance also includes all right, title and interest of Grantors in and to any easements appurtenant to the above premises and all covenants, licenses, privileges, and benefits thereto belonging, and all right, title, and interest, if any, of Grantors in and to any land lying in the bed of any street, road, alley, or avenue opened or proposed in front of or adjoining the above premises, to the center line thereof.

Philip S. Rovner and Alan P. Shaw are all of the Partners in 100 Associates, A General Partnership and their wives do hereby renounce their dower interest in the above property since no renunciation was executed on the above referenced deed.

The Partners of Select Income Properties, A S.C. General Partnership are Barry L. Finley, Joe A. Hewell, Fisher C. Walter and Bennie H. Taylor, Sr.

26(500) 40-2-12

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 10th day of

January, 19 84

SIGNED, sealed and delivered in the presence of:

Philip S. Rovner (SEAL)

Philip S. Rovner (SEAL)

Alan P. Shaw (SEAL)

Alan P. Shaw (SEAL)

STATE OF SOUTH CAROLINA }

PROBATE

COUNTY OF GREENVILLE }

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 10th day of January 19 84.

Patricia Ann Blue (SEAL)

Notary Public for South Carolina.

My commission expires Aug 9, 1990

STATE OF SOUTH CAROLINA }

RENUNCIATION OF DOWER

COUNTY OF GREENVILLE }

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this

10th day of January 1984

Barbara D. Rovner (SEAL)

Notary Public for South Carolina.

My commission expires 10/15/89

Barbara D. Rovner
Barbara D. Rovner

Susan Shaw
Susan Shaw

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