

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that BANKERS TRUST OF SOUTH CAROLINA, Successor in Interest to The Peoples National Bank of Greenville, South Carolina, as Trustee under the Will of J. J. Grumbles

in consideration of One (\$1.00) Dollar and the premises, 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 Q. R. FOXX PROPERTIES, A SOUTH CAROLINA GENERAL PARTNERSHIP, its successors and assigns, forever:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, being known and designated as Lots Nos. 6 and 7, and the front portion of Lots Nos. 4 and 5, as shown on plat of property of J. R. West, prepared by A. S. Bedell, Surveyor, dated June, 1914, and recorded in the RMC Office for Greenville County, S.C. in Plat Book C, at Page 190, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at the northeast intersection of Waco Street and West Street and running thence along the northern side of Waco Street, N. 75-02 E. 235.6 feet to joint front corner of Lots Nos. 7 and 8; thence 16-34 W. 153.5 feet; thence S. 83-44 W. 40.5 feet; thence along rear line of Lot No. 6 57.8 feet to a point in line of Lot No. 3, joint rear corner of Lots Nos. 5 and 6; thence S. 16-34 E. 86 feet; thence S. 75-02 W. 115.6 feet to a point on West Street; thence S. 13-21 E. 70 feet to the point of beginning.
14-235-117-2-5, 6, 7. NOTE

This is a portion of the property conveyed to J. J. Grumbles by deed of George E. Chapman, dated August 14, 1943, and recorded in the RMC Office for Greenville County, S.C. in Deed Book 255 at Page 392 on August 14, 1943. The said J. J. Grumbles died Testate April 9, 1961, leaving the above described property in trust to The Peoples National Bank of Greenville, South Carolina, now by merger Bankers Trust of South Carolina. (See Apt. 759, File 22, in the Office of the Probate Court, Greenville County, S.C.).

See also deed of Anna G. Lockee to Q. R. Foxx Properties, A South Carolina General Partnership (See Reverse Side Hereof)

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 assigns against the grantor(s).
WITNESS the grantor's(s)' hand(s) and seal(s) this 22nd day of MAY 19 84

SIGNED, sealed and delivered in the presence of

Jan P. France
Roberta L. Wilson

BANKERS TRUST OF SOUTH CAROLINA, (SEAL)
Successor in Interest to The Peoples National Bank of Greenville, South Carolina, as Trustee under the Will of J. J. Grumbles (SEAL)

BY: Mason W. Beacham, Jr. (SEAL)
ITS: Vice-President & Senior Trust Officer

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 22nd day of MAY 19 84

Nancy H. Roberts (SEAL)
Notary Public for South Carolina
My commission expires: 7/30/90

Jan P. France

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

10 day of 19 (SEAL)

Notary Public for South Carolina
My commission expires:

RECORDED this day of 19 at M. No.