

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEc/o Ron's TV, Golden Strip Shopping Center,
Mauldin, S. C. 29662

KNOW ALL MEN BY THESE PRESENTS, that Land Investments, a General Partnership

in consideration of Twenty Two Thousand Five Hundred and No/100 (\$22,500.00)----- 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 Ronald E. Phillips, his heirs and assigns, forever:

ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the eastern side of Woodberry Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 3 on a plat of WOODBERRY, made by Heaner Engineering Company, Inc., dated June 11, 1979, recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-C, page 30, reference to which is hereby craved for the notes and bounds thereof.

The above described property is the same conveyed to the Grantor by deed of Bankers Trust of South Carolina, as Executor of the Estate of Fred H. Hudson, deceased, dated June 7, 1978, recorded June 7, 1978 in Deed Book 1080, page 682 in the RMC Office for Greenville County, S. C., and is hereby conveyed subject to all rights-of-way, easements, conditions, public roadways, and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.



11-195-540.18-1-3

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) and the grantor'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 July 19 84
Signed, sealed and delivered in the presence of:

[Signature]
BY: *Francis J. Bailey Gen. Partner* (SEAL)
Jeanelle H. Soule (SEAL)

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 10th day of July 19 84

Jeanelle H. Soule (SEAL)
Notary Public for South Carolina
My commission expires: 9-16-93

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER -Not Necessary, Grantor a Partnership

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

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

RECORDED this JUL 11 1984 day of at 9:31 A/ M. No. 1157