

TITLE TO REAL ESTATE - INDIVIDUAL FORM John M. Dillard, P.A., Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantee's address:
P. O. Box 1386, Greenville, S. C. 29602

KNOW ALL MEN BY THESE PRESENTS, that WEST STONE AVENUE COMPANY, a South Carolina General Partnership in consideration of Seventy-seven Thousand Five Hundred and no/100ths (\$77,500.00) -- 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

A E. PENNEBAKER, his heirs and assigns:

ALL that certain piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the northern side of West Stone Avenue, in the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat entitled the PROPERTY OF MARIE S. PHILLIPS, dated May 18, 1972, prepared by Webb Surveying & Mapping Co., the following metes and bounds:

BEGINNING at an iron pin on the northern side of West Stone Avenue at the joint front corner of the premises herein described and property now or formerly of Earle Street Baptist Church and running thence with the line of property now or formerly of Earle Street Baptist Church, N. 5-30 E., 200 feet to an iron pin; thence S. 84-30 E., 80.5 feet to an iron pin; thence S. 5-30 W., 200 feet to an iron pin on the northern side of West Stone Avenue; thence with the northern side of West Stone Avenue, N. 84-30 W., 80.5 feet to the point of beginning.

The above described property is the same conveyed to the Grantor by deed of Marie S. Phillips recorded on July 7, 1972 in the RMC Office for Greenville County, S. C., in Deed Book 948, page 279, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

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The above described property is hereby conveyed subject to a lease between the Grantor and Pilot Life Insurance Company, dated November 23, 1981, for a term ending on December 31, 1986, with an option to extend the term in favor of said tenant for an additional five-year period, which lease is hereby assigned by grantor to grantee.

West Stone Avenue Company, is a South Carolina General Partnership where under the terms of Article (7) any two Partners may execute a deed of conveyance conveying any of the Partnership property upon

(OVER) 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 _____ day of _____ 19____
Signed, sealed and delivered in the presence of:

James G. Putman
Caroline A. Lloyd

WEST STONE AVENUE COMPANY, a South Carolina General Partnership (SEAL)

BY: *Alister G. Furman, III* (SEAL)
Junius H. Garrison, Jr. (SEAL)

PROBATE *Junius H. Garrison, Jr., Partner*

STATE OF SOUTH CAROLINA
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 30th day of July 1984

Pauline Jane Rainis (SEAL)
Notary Public for South Carolina
My commission expires: 4-9-91

James G. Putman

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

(on 5/22/84 RENUNCIATION OF DOWER UNNECESSARY - PARTNERSHIP DEED (South Carolina Supreme Court declared dower unconstitutional))

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____

Notary Public for South Carolina
My commission expires:

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

RECEIVED

4325 (V.2)