

16.5 896 Sec. 11 City 29604
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Vol. 1229 Page 28

FILED
KNOW ALL MEN BY THESE PRESENTS that MAXWELL BROTHERS, INC.
GREENVILLE CO. S.C.

Dec 18 10 48 AM '84

in consideration of One ~~THOUSAND SEVEN HUNDRED~~ ^{ONE HUNDRED SEVENTY-TWO} Thousand (\$172,000.00) ----- 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 HARRISON PROPERTIES, A S. C. GENERAL PARTNERSHIP, its successors and assigns, forever:

All that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, fronting on the westerly side of South Main Street and extending through to the easterly side of South Laurens Street in the block bounded on the north by West Washington Street and on the south by West McBee Avenue, and containing 0.247 acres or 10,750 square feet, and having, according to a plat prepared for Harrison Properties, A S. C. General Partnership by Freeland & Associates, dated December 13, 1984, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Book 11-D at Page 54, the following metes and bounds:

BEGINNING at an old nail on the western side of South Main Street and running with the line of said South Main Street S. 13-49 W. 43.5 feet to a nail; thence along the center line of a party wall N. 71-11 W. 83.25 feet to a point; thence S. 18-49 W. 1.84 feet to a point; thence continuing along the center line of a party wall N. 71-11 W. 56.67 feet to a point; thence N. 18-49 E. .50 feet to a point; thence along the outside of a wall N. 70-54 W. 101.42 feet to an iron pin on the eastern side of South Laurens Street; thence with the line of said South Laurens Street N. 18-53 E. 45.1 feet to an old nail; thence along the center line of a party wall S. 71-00 E. 240.73 feet to an old nail, the point of beginning.

This is the same property conveyed to the Grantor herein by Quit Claim Deed dated February 17, 1983, and recorded on February 24, 1983, in the R.M.C. Office for Greenville County, South Carolina in Book 1183 at Page 170.

The foregoing property being subject to:

Rights of adjoining property owners in party walls located along the northern and southern boundary lines of subject property.

Possible rights of owners and the public to use a ten foot alley partially running along the southern side of subject property.

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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 16 day of December, 19 84.

SIGNED, sealed and delivered in the presence of:

MAXWELL BROTHERS, INC. (SEAL)

By: John - Asst. Sec. (SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF

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 16 day of December 19 84.

Notary Public for South Carolina.

My commission expires 10/17/89

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 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 day of 19, at M., No.

(CONTINUED ON NEXT PAGE)

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