

TITLE TO REAL ESTATE prepared by Fred N. McDonald, Attorney at Law

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that Poinsett Residential Hotel, a Limited Partnership,

in consideration of One Dollar (\$1.00)

~~XXXXXXXX~~

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

J. C. Bible, Jr., his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the west side of South Main Street and, according to a plat entitled "Property of Greenville Community Hotel Corporation," dated April 12, 1969, by Carolina Engineering and Surveying Company, having the following metes and bounds, to wit:

BEGINNING at a point on the west side of South Main Street, said point being the northeast corner of a public square and the western edge of South Main Street, and running thence with said public square, N. 67-33 W. 57.5 feet to a point at the northwest corner of said public square; thence S. 22-26 W. 52.5 feet to a point on the north side of West Court Street; thence with West Court Street, N. 67-30 W. 296.6 feet to a point, the northeastern intersection of West Court Street and South Laurens Street; thence with South Laurens Street, N. 21-42 E. 100.15 feet to a point on the southern side of an alley; thence with the southern side of said alley and continuing beyond said alley, S. 67-30 E. 355.3 feet to a point on the western edge of South Main Street; thence with said South Main Street, S. 22-26 W. 47.5 feet to the point of beginning. *26(500) 59-2-10*

And including also all rights to light and air, as set forth in that certain deed of John T. Woodside to Greenville Community Hotel Corporation, dated April 7, 1924, and recorded in the R.M.C. Office in Deed Book 102 at Page 100; and subject to the rights granted by Greenville Community Hotel Corporation to H. T. Mills by that certain agreement dated August 11, 1941, and recorded in said Office in Deed Book 236 at Page 197.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises. (See Reverse Side)

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 December, 1979.

SIGNED, sealed and delivered in the presence of:

*Fred N. McDonald*  
\_\_\_\_\_  
*Fred N. McDonald*  
\_\_\_\_\_

POINSETT RESIDENTIAL HOTEL, a Limited Partnership

By \_\_\_\_\_ (SEAL)

J. C. Bible, Jr., General Partner

(SEAL)

(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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 10th day of December, 1979.

*Fred N. McDonald*  
\_\_\_\_\_  
Notary Public for South Carolina  
My commission expires: 10/29/90

*Fred N. McDonald*  
\_\_\_\_\_

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, 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 \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ at \_\_\_\_\_ M, No. \_\_\_\_\_

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