

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

1973 May 10
DORRIS S. T. BALLINGER
R.H.C.

For True Consideration See Affidavit

Book 37 Page 139

KNOW ALL MEN BY THESE PRESENTS, that Paul W. Peeples

in consideration of One and No/100 (\$1.00) Dollar and other valuable consideration the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto BENSON CHRYSLER & PLYMOUTH CORPORATION, ITS HEIRS AND ASSIGNS FOREVER:

ALL that certain parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greer, on the North side of Wade Hampton Boulevard, containing 4.02 acres, more or less, being known and designated as Lot A on Estate Plat 26 of properties of the A.B. Groce Estate as retraced by Gooch & Taylor, Surveyors, September 8, 1942, and being more recently shown on a plat of property for E.G. Ballenger, by H.S. Brockman, Surveyor, dated June 19, 1967, recorded in Vol. SSS at page 382, 383 and according to said plat, having the following metes and bounds:

BEGINNING on an iron pin on the Northern edge of the right of way line of Wade Hampton Boulevard, at the intersection of Forest Street, and running thence with Forest Street, N 5-15 E 589 feet, more or less, to an iron pin or stake in said Street; thence S 62-00 E 130 feet to an iron pin in center of Memorial Drive Extension; thence therewith, S 50-18 E 495 feet, more or less, to a curve; thence S 41-16 E 191 feet, more or less, to an iron pin on the Northern edge of the right of way line of Wade Hampton Boulevard; thence with the right of way line of said Boulevard, S 88-20 W 275 feet to an iron pin; thence S 86-00 W 350 feet to the point of beginning.

The above described property being subject to sight easement or right of way at the intersection of Forest Street and Wade Hampton Boulevard, a distance of 100 feet along said Boulevard and Forest Street, and also a sight easement or right of way for a distance of 100 feet along Memorial Drive Extension and said Boulevard.

This property is also conveyed subject to any other easements or rights of way or zoning ordinances affecting same.

This is the identical property conveyed to the grantor by deed of Memorial Plaza, Inc. recorded in Deed Book 908 at Page 617. - 285 - G18-5-9

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 10th day of May 1973.

SIGNED, sealed and delivered in the presence of:

Paul W. Peeples MD (SEAL)
W. Allen Reed (SEAL)
Barbara M. Thompson (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 May 1973

W. Allen Reed (SEAL)
Notary Public for South Carolina.

Barbara M. Thompson

My Commission Expires 11/23/80

Greenville County Stamps No. 330 Sec. 1

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

10th day of May 1973
W. Allen Reed (SEAL)

Paul W. Peeples

Notary Public for South Carolina. My Commission Expires 11-23-80

RECORDED this 21st day of May 1973 at 3:45 P. M. No. 33280