

TITLE TO REAL ESTATE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C. JUN 25 1975
DONNIE S. TANKERSLEY R.M.C.
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KNOW ALL MEN BY THESE PRESENTS, that H & G LEASING CO., INC.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greer, State of South Carolina, in consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATIONS HEREINAFTER STATED

Dollars,

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

H & G LEASING CO., a general partnership, consisting of William B. Helton, Jr. and Eugene R. Griffith, their heirs and assigns forever:

ALL THE RIGHT, TITLE AND INTEREST OF THE GRANTOR IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

Any and all improvements, structures, and fixtures of any nature, kind and description now or hereafter located on the following described property:

ALL that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, with the buildings and improvements thereon, situated on the east side of Memorial Drive in the City of Greer, and being Lot No. 1 on a Plat of the property of Dr. Frank B. Woodruff Estate by H. S. Brockman, Reg. Surveyor, dated Oct. 3, 1964, and having the following courses and distances, to wit:

BEGINNING at an iron pin on the east side of Memorial Drive, corner of the Clinic property, and running thence along the Clinic property line, S. 63-23 E., 277 feet to an iron pin; thence S. 35-49 W., 42 feet to an iron pin, corner of Lot No. 2; thence N. 77-25 W., 238 feet to an iron pin in driveway, on the east side of Memorial Drive; thence along said Drive, N. 5-10 E., 103 feet to the beginning corner.

This conveyance is made subject to an interest reserved by the late Jennie Jones Helton by deed to the grantees dated January 1970 and being of record in the RMC Office for Greenville County.

It is understood and agreed that the partnership interest of William B. Helton, Jr. in the subject property is 53.3% and the interest of Eugene R. Griffith in the partnership property is 46.7%.

The transfer of this property to the grantees is made in connection with the complete liquidation of the corporate grantor in exchange for, and in consideration of, all of its issued and outstanding capital stock.

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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 4th day of April 19 75.

SIGNED, sealed and delivered in the presence of:

W. Allen Reed
Laura H. Cook

H & G LEASING CO., INC. (SEAL)
A Corporation
By: *W. B. Helton, Jr.*
President
E. R. Griffith
Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor'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 4th day of April 19 75.

W. Allen Reed (SEAL)
Notary Public for South Carolina.
11/23/80.

Laura H. Cook

RECORDED this day of JUN 25 1975 at 4:23 P. M. No. 30590

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