

R.M. Caine, 111 Williams St., Greenville, S.C.

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

VOL 1040 PAGE 963

FILED
GREENVILLE, CO. S. C.
AUG 10 10 06 AM '76
DONNIE S. TANKERSLEY
R.M.C.

For True Consideration See Affidavit
Book 39 Page 1198

KNOW ALL MEN BY THESE PRESENTS That Southern Mortgage Investment Co., Inc.

in the State aforesaid, in consideration of the sum of Ten Dollars and other valuable consideration (see below) Dollars

to it in hand paid at and before the sealing of these presents
by R.M. Caine

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said R.M. CAINE, his heirs and assigns

all that piece, parcel or lot of land in Greenville Township, Greenville

County, State of South Carolina designated as Property of James A. Vaughn et al. on plat entitled "Property of James A. Vaughn et al" made by Dalton and Neves in 1958 recorded in the R.M.C. Office for Greenville County in Plat Book SS at page 53, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northern side of West Elford Street and running thence N. 20-04 E. 94.5 feet to an iron pin; thence S. 64-01 E. 111.0 feet to an iron pin; thence S. 18-25 W. 101.2 feet to an iron pin on West Elford Street; thence running along West Elford Street N. 60-24 W. 114.9 feet to the point of beginning, less that part obtained by South Carolina Highway Department for the widening of Elford Street.

For derivation see Volume 612 at page 165 and Volume 612 at page 150 in the R.M.C. Office for Greenville County, and other derivations set forth. Also all fixtures, buildings, furnishings and other assets of Southern Mortgage Investment Co., Inc. on premises described on the following leases; and all the grantor's rights as lessee of said leases:

- Deed Book 613 at page 297
 - 613 at page 271
 - 483 at page 91
 - 670 at page 234; all in said R.M.C. Office
- 500 - 3 - 2 - 18, 19

Also all existing leases on the premises between Southern Mortgage Investment Co., Inc. and third parties.

As part of the consideration of this conveyance the grantee assumes the payment of a mortgage given by the grantor in the sum of \$175,000.00, and accrued interest from the date of said mortgage. This mortgage is recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1331 at page 303. This mortgage shall not merge as a result of this conveyance.

Also all other assets of Southern Mortgage Investment Co., Inc., both real and personal.