

Grantee's mailing address: P. O. Box 6591, Greenville, S. C. 29609

TITLE TO REAL ESTATE—Offices of Bozeman & Grayson, Attorneys at Law, Greenville, S. C.

Vol 1072-277

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Thomas H. Coker

in consideration of Forty-three Thousand Seven Hundred Eighty-one and 75/100 Dollars, and assumption of the mortgage hereinafter set forth, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Lawrence E. McNair, his heirs and assigns forever,

All that piece, parcel or lot of land in Greenville County, State of South Carolina being shown as a .535 acre tract of land on plat of property of T. Walter Brashier prepared by Jones Engineering Service, dated June 4, 1975, and recorded in the R.M.C. Office for Greenville County in Plat Book 5N at page 122, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Wade Hampton Boulevard, said point being in the center of a private drive at its intersection with Wade Hampton Boulevard and running thence with the center of said private drive S. 37-08 W. 145.7 feet to an iron pin; thence N. 55-10 E. 41.9 feet to an iron pin; thence S. 42-25 E. 148 feet to an iron pin; thence N. 38-52 E. 143.8 feet to an iron pin; thence N. 60-00 W. 94.1 feet to an iron pin; thence S. 64-29 W. 48.6 feet to an iron pin; thence N. 84-28 W. 90.8 feet to an iron pin; thence N. 34-20 W. 102.4 feet to an iron pin on the eastern side of the right of way of Wade Hampton Boulevard; thence with the right of way of said Boulevard S. 52-30 W. 49 feet to the point of beginning.

The Grantor also conveys to the Grantee, his heirs and assigns, an easement for ingress, egress and regress from time to time by foot or vehicular traffic over a 12 foot wide strip of property, which strip is more particularly described below. Said easement is for the benefit of the adjoining property of the Grantee and is a perpetual, non-exclusive, appendant, appurtenant easement which shall run with the land and is essentially necessary to the enjoyment of the adjoining property of the Grantee and to the convenient and proper use thereof and is for a commercial purpose and shall be transmissible by deed or otherwise upon any conveyance

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with all and singular the rights, members, benefits and appurtenances to said premises belonging or in any wise incident or appertaining thereto 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) does hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and 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.

WITNESSE the grantor(s)'s hand(s) and seal(s) this

18th day of JANUARY 1978

Thomas H. Coker (SEAL)

SIGNED, sealed and delivered in the presence of

Linda Joyce Malone (SEAL)
James C. Blakely, Jr. (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) execute and deliver the within written deed and that (s/he, with the other witness subscribed above witnessed the execution thereof.

WITNESSE to be in me this 18th day of JANUARY 1978

James C. Blakely, Jr. (SEAL)
Notary Public for South Carolina
Commission Expires 11-8-81

Linda Joyce Malone (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

See Master's Interim Order dated January 17, 1978 - Judgment Roli JR-L-13,972

I, the undersigned Notary Public, do hereby certify, unto all whom it may concern, that the undersigned (s/he) do hereby 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, to, and singular the premises within mentioned and released.

GIVEN under my hand and seal this

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(SEAL)

Notary Public for South Carolina

RECORDED this _____ day of _____ 19__ at _____

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