

13444 Rutterford Rd

FILED GREENVILLE S.C. FEB 13 9 14 AM '79 DONNIE S. TANKERSLEY R.H.C.

Title To Real Estate Prepared by Timothy H. Fay Attorney at Law, 210 West Stone Ave., Greenville, S.C. 29609

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

VOL 1036 PAGE 828

KNOW ALL MEN BY THESE PRESENTS, that Robert D. Garrett

in consideration of Seventy-four Thousand, Two Hundred and no/100ths Dollars, (\$ 74,200.00) plus assumption of mortgage as noted below

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto B & B Enterprises, a partnership, its successors and assigns, forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville being the greater portion of Lot 2 as shown on plat of property of Mountain Ridge Industrial Park dated June 17, 1975, as prepared by Freeland & Associates and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5D, Page 73, and having the following metes and bounds:

- 276 - T29.4-1-34.12 -> 0.59 AC
B.C.T.O.F T29.4-1-34.5

BEGINNING at a point on the eastern side of Mountain Ridge Drive and running thence along said drive N 17-35 E 200 feet to a point; thence S 72-25 E 129 feet to a point; thence S 17-35 W 200 feet to a point; thence N 72-25 W 129 feet to the point of beginning, being all of Lot 2 except for 10 feet along the northern most side of said lot.

THIS property is subject to utility easements and rights-of-way as set forth on plats of Mountain Ridge Industrial Park of record in the RMC Office for Greenville County, South Carolina and such other easements as may be of record or appear on the land.

DERIVATION: This being a portion of the property conveyed to R. D. Garrett by Plexico-Francis Enterprises, a partnership, by deed dated May 6, 1974 as recorded on May 7, 1974, in the RMC Office for Greenville County, South Carolina in Deed Book 998, Page 399.

AS part of the consideration for this conveyance the Grantee agrees to assume and pay that certain note and mortgage given by R. D. Garrett to South Carolina Federal Savings & Loan Association as recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1394, Page 191, on April 8, 1977, having a present balance of \$ 62,058.20.

STATE OF SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX FEB 13 1979 PB. 11218 149.00

GREENVILLE COUNTY SOUTH CAROLINA COUNTY DOCUMENTARY TAX FEB 13 1979 PB. 10911 81.95

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 2nd day of February 19 79

SIGNED, sealed and delivered in the presence of:

Edith Ann Chapman (SEAL) Robert D. Garrett (SEAL) Timothy H. Fay (SEAL) (SEAL)

STATE OF SOUTH CAROLINA } PROBATE } COUNTY OF GREENVILLE }

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 2nd day of February 19 79

Timothy H. Fay (SEAL) Edith Ann Chapman Notary Public for South Carolina 10-14-86 My commission expires:

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER } COUNTY OF GREENVILLE }

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 2nd day of February 19 79

Timothy H. Fay (SEAL) Robert D. Garrett Notary Public for South Carolina 10-14-86 My commission expires:

RECORDED this FEB 13 1979 19 at 9:14 A. M., No. 23157

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