

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantee address:
43 Perrin Street
Greenville, S.C. 29607

1127

KNOW ALL MEN BY THESE PRESENTS, that DAVID C. THOMAS

For True Consideration See Affidavit
Book 40 Page 1309

in consideration of Ten and No/100ths \$10.00) and other considerations----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto FRANCES R. GRAY, her heirs and assigns forever; an undivided one-half interest.

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 located partly within the corporate limits of the City of Greenville, but mostly without, and being situated at the northeast corner of Rutherford and Randall Streets and being commonly known and referred to as Lots Nos. 1,2,3 and the greater part of Lot No. 4 of Section A of the Stone Land Company as shown on plat recorded in Plat Book "A", Page 341 and having the following metes and bounds:

BEGINNING at an iron pin at the northeast corner of the intersection of Rutherford and Randall Streets and running thence along and with the east side of Rutherford Street, N. 1-22 E. 283 feet to an iron pin in line of lot now or formerly of Dr. J. E. Shaw; thence with his line. S. 82-35 E. 200 feet, more or less, to an iron pin on the west side of an alley, thence with said alley, S. 1-22 W. 272 feet to an iron pin on the north side of Randall Street; thence along and with the north side of said street, N. 82-30 W. 200 feet to the beginning. Less, however, a strip of land approximately five feet in width along Rutherford Street condemned by the South Carolina State Highway Department for the purpose of widening Rutherford Street. (12)-519-177-10-24 & 25

There is situated on the above described property an apartment building known as Randall Court Apartments together with a small apartment lying north of the larger apartment, and also a brick store building lying north of the smaller apartment.

The above conveyance is subject to a certain party-wall agreement between Freddie C. Charlotte and Paul G. Cushman and J. E. Shaw executed October, 1945 wherein the said J. E. Shaw was granted the privilege of tying to the northern wall of the above brick store building referred to, and to any recorded building restrictions and rights-of-way.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises and, in particular, to that certain right-of-way granted Duke Power Company by instrument recorded in Vol. 202 at Page 292; and subject further to any prior

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 2nd day of June, 19 80

SIGNED, sealed and delivered in the presence of:

W. Dennis Chamberlain
W. Allen Gault

David C. Thomas (SEAL)
DAVID C. THOMAS (SEAL)

(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 2nd day of June 19 80

W. Dennis Chamberlain (SEAL)
Notary Public for South Carolina.

W. Allen Gault

My commission expires 11-19-82

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 2nd day of June 19 80

W. Dennis Chamberlain (SEAL)
Notary Public for South Carolina.

Lucy H. Thomas

My commission expires

RECORDED this _____ day of _____ 19 _____ at _____ M. No. _____

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