

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED 1149 PAGE 38
GRANTEE'S ADDRESS: 28 Howe Street
Greenville, SC 29601
MAY 28 1981

KNOW ALL MEN BY THESE PRESENTS, that I, RALPH E. HAYES, II

in consideration of Twenty Five Thousand Three Hundred & no/100--(\$25,300.00) ---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 CHILDRENS CO., INC., 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 shown and designated as Lot No.
144 on plat of Northwood Hills, Section III, said plat being recorded in the
RMC Office for Greenville County in Plat Book YY at Page 37 and having,
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Covington Road at the joint
front corner of Lots 143 and 144 and running thence with the boundary of
Lot 143, N. 64-22 E., 225.2 feet; thence N. 20-22 E., 27.9 feet; thence N.
63-57 W., 185 feet; thence running along Covington Road the following
distances and courses: S. 25-52 W., 80 feet; S. 15-40 W., 65 feet and S.
4-38 E., 70 feet to the point of beginning.

This conveyance is made subject to any restrictions, reservations, zoning
ordinances or easements that may appear of record, on the recorded plat(s)
or on the premises.

13(298) 428-1-186

This being the identical property as conveyed to the Mortgagor herein by
deed of Ralph E. Hayes and Robert N. Daniel, Jr., as Receiver for Ralph
Hayes, d/b/a Ralph Hayes Machinery Company recorded May 10, 1976 in the
RMC Office for Greenville County in Deed Volume 1036 at Page 8.

As a part of the consideration herein, the Grantee assumes and agrees to
pay the balance of that certain mortgage given by Artistic Builders, Inc.
to Carolina Federal Savings and Loan Association in the original amount of
\$33,000.00, recorded in Mortgage Book 1058 at Page 142.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining; 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 per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 28 day of May 1981.
SIGNED, sealed and delivered in the presence of:
Ralph E. Hayes II (SEAL)
RALPH E. HAYES, II (SEAL)

Donna E. Hayes
H. Wallace Smith

STATE OF SOUTH CAROLINA }
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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 28 day of May 1981
H. Wallace Smith (SEAL)
Notary Public for South Carolina
My commission expires 6/25/86
Donna E. Hayes

STATE OF SOUTH CAROLINA }
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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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and es-
tate, 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
28 day of May 1981.
H. Wallace Smith (SEAL)
Notary Public for South Carolina
My commission expires 6/25/86
Donna E. Hayes
DONNA E. HAYES

RECORDED this MAY 29 1981 at 5:06 P.M.

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SOUTH CAROLINA COUNTY
MAY 28 1981