

TITLE TO REAL ESTATE - Offices of ^{165D}Thornton, Arnold & Thomason, Attorneys at Law, Greenville, SC

GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 31, 4 33 PM '84
DONNIE E. LANNERSLEY
R.H.C.

Grantee's address: 3409 Wade Hampton Blvd.
Taylors, SC 29687

KNOW ALL MEN BY THESE PRESENTS, that ALBERT E. FITZGERALD, WILBUR E. BEDDINGFIELD, JR., CHARLES O. McKEOWN, and TIMOTHY JOHNSON, Individually and as general partners, trading and doing business as "BECT", a South Carolina general partnership, in consideration of TEN AND NO/100THS (\$10.00) DOLLARS, and the assumption of the mortgage set forth 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 JERRY N. SMITH, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the Town of Taylors, on the northerly side of Wade Hampton Boulevard (U.S. Highway No. 29) and being more fully shown and delineated upon a plat of same bearing the legend "Property of T. I. Hughes," made by R. K. Campbell, Surveyor, dated November 21, 1960, recorded in the Office of the Register of Mesne Conveyances for Greenville County in Plat Book "UU" at Page 146, which plat is incorporated in this description by reference and made a part hereof, and having the following metes and bounds as shown thereon:

BEGINNING at an Iron pin on the northerly side of Wade Hampton Boulevard, common front corner of the subject property and property now or formerly of M. E. Howell, and running thence N 15-25 W for a distance of 423.1 feet to an Iron pin on the line of property now or formerly of W. S. Edwards; thence cornering and running N 74-20 E, for a distance of 124.7 feet to an Iron pin situate at the common corner of the subject property and property now or formerly of Mrs. Ruth Hudson; thence cornering and running S 21-08 E, for a distance of 354.1 feet to an Iron pin situate upon the northerly side of Wade Hampton Boulevard; thence cornering and running S 50-33 W, along the northerly side of Wade Hampton Boulevard for a distance of 175 feet to the point of beginning, all distances being a little more or less.

11-276-TZ-1-2

DERIVATION: Deed of Lukas Leasing Company recorded April 20, 1982 in Deed Book 1165 at Page 581 in the Greenville County RMC Office.

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.

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, and the grantee's heirs, successors and assigns forever. And, the grantors do hereby bind the grantors and the grantors' heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee and the grantee's heirs, successors and assigns against the grantors and the grantors' heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands and seals, this 27th day of December, 1984.

IN THE PRESENCE OF:

Susan P. Patton *

Lara S. Alexander *

Dawn A. Gray **

Susan P. Patton **

as to Wilbur E. Beddingfield, Jr., Individually and as a Partner

** as to all others individually and as partners

Albert E. Fitzgerald (SEAL)
ALBERT E. FITZGERALD, Individually

Wilbur E. Beddingfield, Jr. (SEAL)
WILBUR E. BEDDINGFIELD, JR., Individually

Charles O. McKeown (SEAL)
CHARLES O. McKEOWN, Individually

Timothy Johnson (SEAL)
TIMOTHY JOHNSON, Individually

B.E.C.T., a South Carolina General Partnership

BY: Albert E. Fitzgerald
Albert E. Fitzgerald

BY: Wilbur E. Beddingfield, Jr.
Wilbur E. Beddingfield, Jr.

BY: Charles O. McKeown
Charles O. McKeown

BY: Timothy Johnson
Timothy Johnson

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