

FILED GREENVILLE CO



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE FANT, Notary Public, R.M.C. Known All Men by These Presents:

That I, G. L. MUCKENFUSS,

in consideration of the sum of Thirteen Thousand Nine Hundred Sixty and No/100----- DOLLARS, and assumption of mortgage referred to below to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said ACME REALTY COMPANY, its successors and assigns, forever:

All that lot of land with the buildings and improvements thereon, situate on the West side of South Richardson Street, in the City of Greenville, in Greenville County, South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of South Richardson Street at corner of property now or formerly of Woods, and running thence N. 65 1/2 W. 151 feet 7 inches to an iron pin; thence S. 14-00 W. 55 feet to an iron pin; thence S. 66 1/4 E. 61 feet 6 inches to an iron pin at corner of property now or formerly of W. T. Henderson; thence N. 20-00 E. 6 feet to an iron pin; thence S. 69-48 E. 85.5 feet to an iron pin on the West side of South Richardson Street; thence along the West side of South Richardson Street N. 20-12 E. 50 feet to the beginning corner.

TOGETHER with all rights which the Grantor has in and to the use of that 20 foot alley lying South of and adjacent to the above property heretofore created under an agreement entered into between Roger C. Peace, et al and Marsmen, Inc., et al, dated June 14, 1937, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 199, page 424, said alley being shown by metes and bounds on a plat made by Dalton & Neves, June 1937, recorded in said R. M. C. Office in Plat Book "I", at page 76.

The Grantee assumes and agrees to pay the balance due on that mortgage given by G. L. Muckenfuss to John B. League on February 2, 1953, in the original amount of \$20,000.00, which is of record in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 552, at page 266.

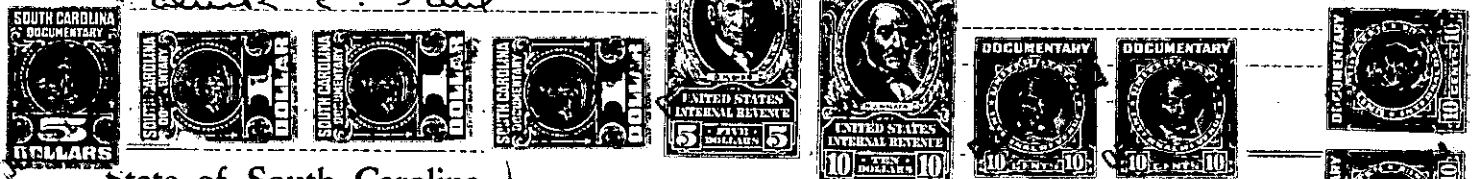
TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and its / successors, Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 31st day of December in the year of our Lord One Thousand Nine Hundred and Fifty Four

Signed, Sealed and Delivered in the Presence of [Signatures] (Seal) (Seal) (Seal)



State of South Carolina, Greenville County Personally appeared before me Frances B. Holtzclaw

and made oath that she saw the within named grantor(s) G. L. Muckenfuss sign, seal and as his act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 31st day of December, A. D. 19 54 [Signature] (Seal) Notary Public for South Carolina

State of South Carolina, Greenville County RENUNCIATION OF DOWER

I, E. Roy Stone, Jr., a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Mamie J. Muckenfuss wife of the within named G. L. Muckenfuss did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever

relinquish unto Acme Realty Company, its successors Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 31st day of December, A. D. 19 54 [Signature] (Seal) Notary Public for South Carolina

Recorded this 31st day of December 19 54 at 12:28 P.M., No. 29902