

SEP 27 9 34 AM 1965

BOOK 783 PAGE 90

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

OLLIE F. WOOD
R.M.C.

Know All Men by These Presents:

That Greenco Realty, Inc.

in consideration of the sum of FIFTY THOUSAND & NO/100 (\$50,000.00) - - - - - in the State aforesaid, DOLLARS,

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 Greenco Beverage Company, Inc., its successors and assigns forever:

All that certain lot, piece, parcel of land situate, lying and being in the City and County of Greenville, State of South Carolina, and more particularly described as follows:

EBBINING at a point in the southwesterly margin of Welborn Street, said point being located North 47-32 West 149.00 feet from an iron pipe, the northwesterly corner of property conveyed by Piedmont and Northern Railway Company to McKay-Helgeson Company by deed dated June 30, 1934; thence South 42-28 West 123.89 feet to a point; thence North 44-42-37 West 168.198 feet to a point; thence North 42-28 East 115.60 feet to a point in the southwesterly margin of Welborn Street; thence South 42-32 East 168.00 feet to the point of beginning, containing 20,117.15 square feet, more or less, of .462 acre, more or less, as shown within red lines on print of Drawing F-1068, dated June 4, 1957, revised June 28, 1957, and recorded in R. M. C. Office for Greenville County, South Carolina, in Deed Book 589, at Page 26, and being the same lot of land conveyed to the Grantor by the Deed of Piedmont and Northern Railway Company recorded in the same R. M. C. Office in Deed Book 589, at Page 23.

The foregoing lot is conveyed subject to rights of way of the City of Greenville for water main and sewer line.

This conveyance is made subject to the following conditions and restrictions.

No dwelling or permanent structure except steps, platforms and canopies, shall be erected or placed upon said lot of land nearer the property line adjoining Welborn Street as now laid out than 61.0 feet from the center line of said Welborn Street, and no steps, platforms or canopies shall be erected or placed upon said lot nearer said property line than 50.6 feet from the center line of Welborn Street which conditions and restrictions Greenco Beverage Company, Inc., for itself, its successors and assigns, covenants and agrees that the same are and shall be covenants running with the land.

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~~ successors, 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~~ successors and Assigns against the grantor(s) and the grantor's(s) ~~Heirs~~ successors 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 August in the year of our Lord One Thousand Nine Hundred and Sixty-five

Signed, Sealed and Delivered in the Presence of

W. B. Price
Mollie F. Wood

GREENCO REALTY, INC. (Seal)
By *W. B. Price* President (Seal)
And *Mollie F. Wood* Secretary (Seal)

State of South Carolina, }
Greenville County

Personally appeared before me Mollie F. Wood

and made oath that s he saw the within named grantor(s) Greenco Realty, Inc by its duly authorized officers sign, seal and as its act and deed deliver the within written deed, and that s he, with W. B. Price witnessed the execution thereof.

Sworn to before me this 1st. day of September, A. D. 1965
William B. Price (Seal)
Notary Public for South Carolina

Mollie F. Wood

State of South Carolina, }

RENUNCIATION OF DOWER

Notary Public, do hereby certify



being privately and separately examined by me, did declare that she does freely, had or fear of any person or persons whomsoever, renounce, release, and forever

relinquish and also Heirs and Assigns, all her interest and estate, of, in or to all and singular the premises within mentioned and released.

GI. and seal this day of A. D. 19 (Seal)
Notary Public for South Carolina

Recorded this 27th day of September 1965, at 9:34 A.M., No. 9703

012-1-55-1000-1