

State of South Carolina  
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Coal Yard Associates, a partnership hereafter referred to as Grantor, in consideration of the sum of Twenty-Five Thousand Five Hundred & No/100 (\$25,500.00) DOLLARS, paid to Grantor by Robert W. Stewart, Jr. hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, his heirs and assigns, forever;

ALL those pieces, parcels or lots of land located in the City of Greenville, State of South Carolina, in Washington Park as shown on a survey entitled "Washington Park" prepared by Enwright Associates, Inc., dated November 5, 1973, revised August 1, 1974, recorded in the R.M.C. Office of Greenville County in Plat Book 4X at Page 92, being lots no. 7 and 8 in said Washington Park, and having, according to said survey, the following metes and bounds:

Lot No. 7

BEGINNING at an iron pin located on the northern side of the right-of-way of Nash Street, a joint corner of Lots 6 and 7, thence N. 02-02 E. 51.07 feet to an iron pin; thence N. 35-33 E. 92.0 feet to an iron pin; thence along the southern boundary of Lot No. 4, S. 54-27 E. 36.5 feet to an iron pin; thence along the joint corner of the boundary of Lots Nos. 7 and 8, S. 35-33 W. 92.0 feet to an iron pin; thence S. 54-16 E. 53.56 feet to an iron pin on said right-of-way of Nash Street; thence continuing along said right-of-way N. 88-53 W. 75.0 feet to an iron pin, the point of beginning.

Lot No. 8

BEGINNING at an iron pin located on the northern side of the right-of-way of Nash Street, a joint corner of Lots 7 and 8, thence N. 54-16 W. 53.56 feet to an iron pin; thence N. 35-33 E. 92.0 feet to an iron pin; thence along the southern boundary of Lot No. 4, S. 54-27 E. 64.5 feet to an iron pin; thence S. 16-17 E. 70.92 feet to an iron pin; thence along the curve of said right-of-way having an arc radius of 40.0 feet, an arc distance of 15.0 feet to an iron pin; thence N. 88-53 W. 67.56 feet to an iron pin, the point of beginning.

The above lots are conveyed subject to any and all easements, restrictions, and other encumbrances shown on said plat or otherwise or record, including the Restrictive Covenants of Washington Park, recorded in the R.M.C. Office of Greenville County in Deed Book at Page (SEE BACK OF DEED) - 500 - OUT OF 67.2-1-3

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 6th day of December 1974

Signed, Sealed and Delivered in the Presence of

Sara A. Barfield  
Suzanne H. Madden

COAL YARD ASSOCIATES  
By: Kirk R. Craig, a partner (Seal)  
By: F. Earle Burgess, a partner (Seal)  
By: William T. Davis, a partner (Seal)  
Grantor

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

6th day of December 1974  
Sara A. Barfield (Seal)  
Notary Public for South Carolina

Suzanne H. Madden

My Commission expires 10-19-80

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY NOT NECESSARY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. \_\_\_\_\_, wife of the within named Grantor 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 Grantee and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this

\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_  
\_\_\_\_\_  
(Seal)  
Notary Public for South Carolina

My Commission expires January 1, 197\_\_\_\_

Recorded this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ M., No. \_\_\_\_\_

Notary seal for Greenville County, South Carolina, with a stamp indicating a fee of 57.00 and a date of 28.6.75.

(CONTINUED ON NEXT PAGE)

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