

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That MELVIN R. LAUNIUS, hereafter referred to as Grantor, in consideration of the sum of Thirty-nine Thousand Five Hundred (\$39,500) Dollars and assumption of mortgages described hereinbelow, by CAPER HOUSE, INC., 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

ALL that lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Paris Mountain Road and on the northwestern side of Greenville-Greer Highway (also known as Rutherford Road), being shown as Lots 6, 7, 8, 9 and 22 on a plat of the property of P. L. Bruce and C. O. Berry, dated February, 1939, prepared by S. C. Moon, recorded in Plat Book J at Page 54 in the R.M.C. Office for Greenville County, reference being invited to said plat for a more complete metes and bounds description.

ALSO: ALL that lot of land situate on the northwestern side of the Greenville-Greer Highway (also known as Rutherford Road) in the County of Greenville, State of South Carolina, being shown as the western portion of Lot 10 on a plat of property of P. L. Bruce and C. O. Berry, dated February, 1939, prepared by S. C. Moon and being further described as follows:

BEGINNING at an iron pin on the northwestern side of the Greenville-Greer Highway at the joint front corner of Lots 9 and 10, and running thence with Lot 9 in a northwesterly direction 200 feet to an iron pin at the joint rear corner of Lots 9 and 10; thence with Lot 22 in a northeasterly direction 30 feet to an iron pin at the corner of property conveyed to Perry E. Lindsay by deed recorded in Deed Book 595 at Page 62; thence with the Lindsay property in a southeasterly direction 200 feet to an iron pin on the northwestern side of the Greenville-Greer Highway; thence with said Highway in a southwesterly direction 30 feet to the beginning point.

Being the same property conveyed to Grantor by deed dated January 4, 1975 recorded in the R.M.C. Office for Greenville County in Deed Book 1012 at Page 714.

As part of the consideration for the foregoing conveyance, Grantee assumes and agrees to pay the following mortgages:

(1) That certain mortgage given by LKV Enterprises, Inc. to J. H. Roberts in the original amount of \$35,500.00, having a principal balance of \$26,500.00, recorded in the Office of the R.M.C. for Greenville County in Real Estate Mortgage Book 1301, at Page 205, which mortgage has been amended by Modification Agreement recorded simultaneously with this deed.

(Continued on back)

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.

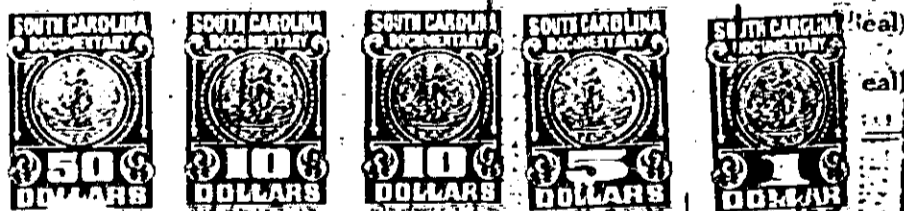
Witness the hand and seal of Grantor this 10th day of April

1975

Melvin R. Launius (Seal)
Melvin R. Launius

Signed, Sealed and Delivered in the Presence of

Carol B. Bennett
Carol B. Bennett



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

10th day of April, 1975

Carol B. Bennett (Seal)
Notary Public for South Carolina

My Commission expires ~~XXXXXX~~ 11/19/79

4345

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ardeth J. Launius, 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

10th day of April, 1975

Ardeth J. Launius (Seal)
Notary Public for South Carolina

My Commission expires ~~XXXXXX~~ 11/19/79

Recorded this _____ day of _____, 19____, at _____



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