

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that S M B Management Co.

A Corporation chartered under the laws of the State of North Carolina and having a principal place of business at High Point, North Carolina

Ninety-Two Thousand Five Hundred (\$92,500.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto JOHN A. HAGINS, JR., LEWIS T. SMOAK AND IRVINE T. WELLING, III, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, lying and being on the south-westerly side of Laurens Road (U. S. Highway 276), in the City of Greenville, S. C., being one of the lots shown on a plat of the property of The McAlister Corp., made by Piedmont Engineers and Architects, dated August 9, 1967, revised September 7, 1968, and recorded in the RMC Office for Greenville County South Carolina, in Plat Book TTT, Page 43, and having according to said plat, the following metes and bounds, to-wit: 519 - 266 - 1 - 285.3

BEGINNING at an iron pin on the southwesterly edge of Laurens Road, said pin being located 175 feet northwest of the westerly corner of the intersection of Laurens Road and East Antrim Drive and being the common corner of the property herein described with property heretofore conveyed to Sun Oil Company and running thence along the common line with the Sun Oil Company property S. 34-19 W. 190 feet to an iron pin; thence turning and running, N. 55-41 W. 61.85 feet to an iron pin in the line of property belonging to Green Motels, Inc.; thence turning and running with the line of the Motel property N. 26-11 E. 191.65 feet to an iron pin on the southwesterly side of Laurens Road; thence turning and running with the southwesterly edge of Laurens Road S. 55-41 E. 89 feet to the point of beginning.

This being the same property conveyed to S M B Management Co. by deed of Margaret M. Shipley, Widow, dated July 31, 1969 and recorded in the R.M.C. Office for Guilford County in Deed Book 880 at Page 72.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground affecting the above-described property.



185.00
Greenville County
101.75
S.C. 1

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(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same of any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 19th day of September 1975

SIGNED, sealed and delivered in the presence of:

S M B MANAGEMENT CO. (SEAL)
A Corporation
By: James V. Shipley, President
Michael W. Budlow, Secretary

STATE OF SOUTH CAROLINA North Carolina
COUNTY OF GREENVILLE PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 19th day of September 1975
SUSAN E. KEARNS

Notary Public for South Carolina North Carolina
My commission expires July 26, 1978
GUILFORD COUNTY, N. C.

RECORDED this 19th day of September 1975 at Greenville, S. C. M., No. 1024-854

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