

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Jenkins St.
Mauldin, S.C.

1052-900

KNOW ALL MEN BY THESE PRESENTS that We, Ann T. Chandler and Betty C. Taylor,

in consideration of Seventy-five Thousand and no/100 -----(\$75,000.00) Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Walter A. McPhail, Jr., his heirs and assigns forever:

ALL that piece, parcel, or lot of land with all improvements thereon situate, lying and being in the town of Mauldin, County of Greenville, State of South Carolina, and being known and designated as part of Lot 8 of "Property of C. E. Robinson, Jr." on a plat prepared by Carolina Engineering & Surveying Company, Greenville, South Carolina, dated February 2, 1962, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book XX, at Page 175; and as shown on a plat of "Property of R. V. Chandler, Jr.," prepared by C. O. Riddle, Reg. L. S. 347, dated April, 1974, to be recorded in the RMC Office for Greenville County, South Carolina, having the following metes and bounds, to-wit:

-799-113.1-2-29.1

BEGINNING at an iron pin located on the south edge of Jenkins Street, said point being located at the end of the common boundary line of the property of the Grantor and Lee P. Ward, Sr., and running thence N74-52E 44 feet to an iron pin; thence running S17-58E 125 feet to an iron pin; thence running S74-52W 43.9 feet to an iron pin; thence running N18-00W 125 feet to the edge of Jenkins Street, the point of BEGINNING.

It is the intent of the Grantors herein to convey their interest in the real property herein described as well as their interest in all fixtures, equipment, paraphernalia, and personal property, including trade fixtures of the business located on and used in connection with the real property herein conveyed

Grantors warrant that the outstanding debts of the C. E. Chandler, Jr. Estate will be paid from the general estate and that they will indemnify and hold harmless the grantee herein against any and all claims against said estate.

Grantee to pay 1978 Greenville County and City of Mauldin property taxes.

This property is conveyed subject to any and all restrictive covenants, zoning ordinances; rights-of-ways and easements of record, on recorded plat(s) or on the premises. Grantors make no warranty as to zoning classification of this property.

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(s) do hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators 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 or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 30th day of June, 1978

SIGNED, sealed and delivered in the presence of:

[Signatures]

[Signatures] (SEAL)
[Signatures] (SEAL)
[Signatures] (SEAL)
[Signatures] (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(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 30th day of June, 1978
[Signature] (SEAL)

Notary Public for South Carolina
My commission expires _____

STATE OF SOUTH CAROLINA }
COUNTY OF } RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this _____ day of _____ 19____

Notary Public for South Carolina. (SEAL)
My commission expires _____

RECORDED this _____ day of _____ 19____

GREENVILLE COUNTY DOCUMENTARY
★
8250

(CONTINUED ON NEXT PAGE)

113.1-2-29.1

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