

GREENVILLE

10/10/78

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

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

Address of Grantee:

Book 40 Page 573  
15 Wellington Avenue  
Greenville, SC 29609

KNOW ALL MEN BY THESE PRESENTS, that I, Juanita S. Groff, now by marriage Juanita S. Mackey,

in consideration of Ten and No/100 (\$10.00) ----- Dollars  
and other valuable consideration,  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain,  
sell and release unto NCB Investments, Inc., a South Carolina Partnership,

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the Southwesterly side of Wellington Avenue in the City of Greenville, County of Greenville, State of South Carolina, and having, according to plat prepared by Carolina Engineering & Surveying Co., entitled "Survey for J. R. McQueen and Robert L. Smith," dated December 2, 1969 and recorded in the Greenville County RMC Office in Plat Book 4-C at Page 191, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwesterly side of Wellington Avenue which pin is located 230 feet in a Northwesterly direction from the Westerly corner of the intersection of U.S. Highway No. 29 (Wade Hampton Boulevard) and Wellington Avenue, and running thence S. 52-43 W. 183.8 feet to an iron pin; thence N. 37-22 W. 172.1 feet to an iron pin; thence N. 62-02 E. 89 feet to an iron pin; thence N. 52-44 E. 97 feet to an iron pin on the Southwesterly side of Wellington Avenue; thence along said Avenue, S. 37-01 E. 157.5 feet to an iron pin, the point of beginning; this being the same property conveyed to the Grantor herein by deed of James R. McQueen dated October 28, 1970 and recorded in the Greenville County RMC Office in Deed Book 901 at Page 391, and deed of RLS Realty Company, Inc. dated October 28, 1970 and recorded in the said Greenville County RMC Office in Deed Book 901 at Page 392.

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

The Grantee assumes and agrees to pay Greenville County property taxes for the year 1978 and all subsequent years. -519-189.1-1-7.1

The Grantee herein assumes and agrees to pay the balance due on that certain mortgage given by the Grantor herein to Fidelity Federal Savings & Loan Association, Greenville, South Carolina on February 25, 1971, recorded in the Greenville County RMC Office in Real Estate Mortgage Book 1182 at Page 19, with the principal balance now due being \$48,841.42.

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GREENVILLE COUNTY  
74.25

10/10/78

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