GRANTEES ADDRESS: 1500 Georgia Railroad Bank Building Augusta, Ca. 30902

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STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE

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GENERAL WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS THAT I, BEN P. LUCAS

in consideration of EIGHTY ONE THOUSAND, EIGHT HUNDRED, EIGHTEEN AND NO/100ths Dollars, (\$81,818.00)

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

GUINN HUXLEY NIXON, for and during the term of his natural life, then to certain remaindermen more specifically described in the habendum clause hereinafter:

ALL that lot of land in the County of Greenville, State of South Carolina, near the City of Greer, containing 17,685 square feet or 0.406 acres according to a map prepared for "National Pride Equipment, Inc." by Dalton & Neves, Engineers, dated July, 1978 recorded in the RMC Office for Greenville County in Plat Book 6-M at page 89 and having such metes and bounds as appear by reference to such plat. Said lot fronts on the northwesterly side of U. S. Highway No. 29, a distance of 90 feet.

ALSO an easement for ingress and egress over a 20 foot wide strip adjoining the subject property on its northeasterly side, such strip being designated on the aforesaid recorded plat as "Ingress-Egress Easement, 0.092 acres, 4,016 sq. ft." (See Note Below)

THE subject property is conveyed subject to a ground lease between the grantor and National Pride Equipment, Inc. for a 20 year term with two renewal options at 5 years each; and all the terms and conditions of such ground lease are incorporated herein by reference.

THIS is a portion of the property conveyed to the Grantor by deed of William H. Groce, Jr., Ann Lee Malmut, and Martha Edith Drago, dated August 28th, 1978 to be recorded herewith. (SEE ADENDUM TO LEGAL DESCRIPTION ATTACHED AS EXHIBIT A.)

TOGETHER WITH ALL AND SINGULAR the rights, easements, ways, members and appurtenances to said land, being, belonging or in any wise appertaining and the remainders, reversions, rents, issues and profits thereof, and every part thereof.

TO HAVE AND TO HOLD said land and all and singular the members and appurtenances thereto belonging as aforesaid, and every part thereof, unto the said Gwinn Huxley Nixon for the term of his natural life, with the remainder at his death to the children of the said Gwinn Huxley Nixon, their heirs and assigns forever; provided that the issue of a deceased child living at the death of the said Gwinn Huxley Nixon shall take per stirpes the share the parent would have taken, if living. Provided further; that in the event Gwinn Huxley Nixon should die without issue living at his death; then in such event the said property shall pass and belong in fee simple as follows: To the heirs at law of Gwinn Henry Nixon as determined at the death of Gwinn Huxley Nixon, but this limitation shall not become operative unless the said Gwinn Huxley Nixon shall die without issue living at his death; which issue are to be the ultimate remaindermen if they are surviving at the death of Gwinn Huxley Nixon. The estate and remainders herein granted are the same as those granted in a deed from Eliza H. S. Nixon to Gwinn Huxley Nixon dated February 21, 1938, and recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia in Realty Book 13-N, pages 417-418.

AND, the grantor does hereby bind the grantor and the grantor's heirs, executors and administrations to warrant and forever defend all and singular said premises unto the grantee and the grantee's heirs, successors and assigns against the grantor and the grantor's heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand and seal this 28th day of August, 1978.

SIGNED, sealed and delivered in the presence of:

(SEAL)

(SEAL)

TANK OF SOUTH CARCULERA



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