

Grantees' address: GREENVILLE S.C.

NOV 1 4 03 PM '78

VOL 1091 PAGE 74

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

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

*% John Redmond  
Smithwick Jewelers  
North Main St.  
Greenville, S.C.*

KNOW ALL MEN BY THESE PRESENTS, that THE SOUTH CAROLINA NATIONAL BANK, as Trustee under Trust Agreements with Ollie M. Smithwick and Alma N. Smithwick, both dated March 19, 1974-----

in consideration of Fifty Thousand and No/100 (\$50,000.00)----- 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 TWENTY-FOUR KARAT ENTERPRISES, a General Partnership, its successors and assigns forever:

ALL that certain lot of land in Greenville County, State of South Carolina, in the City of Greenville, being known and designated as Lot No. 3, as shown on plat of the Property of Charlotte R. Smith Mallard, prepared by Dalton & Neves, Engineers, recorded in Plat Book F at Page 169, and being more particularly described according to said plat as follows:

BEGINNING at a point in the Western side of North Main Street, joint front corner of Lots 3 and 4, which point is in the Eastern face of an 8-inch partition wall and is 19 feet distant from the Northwestern intersection of North Main Street and West North Street, and running thence along North Main Street, N. 20-00 E., 18.5 feet to a point in the Eastern face of a 13-inch brick wall; thence along the center of said wall, N. 69-50 W., 100 feet to a point in the Western face of the rear wall; thence along the Western face of the 13-inch rear wall, S. 20-00 W., 18.5 feet to a point at Northwestern corner of Lot No. 4, as shown on said plat, thence along the center of the 8-inch partition wall, S. 69-50 E., 100 feet to the point and place of beginning.

Together with the identical rights of ingress and egress, light and air heretofore granted in the deed from Charlotte R. Smith Mallard to Marion Brawley, recorded in Volume 102 at Page 12, reference to which is hereby craved.

And together with the right of drainage of surface waters from the roof of the building situate on the above described premises through so much of the drain as is situate on the premises known as Lots 4 and 5 on the plat above referred to. This conveyance is made subject to the rights of the owner of Lot No. 5, as shown on said plat, to tie to the southern portion of the rear wall of the building situate on the premises hereinabove described for a distance of 6.45 feet along the entire height of said wall, and to the drainage rights granted to the owner of Lot No. 4.

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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.

This is the same property conveyed to the Grantor herein by deeds of Ollie M. Smithwick recorded in the Greenville County R.M.C. Office in Deed Book 1086 at Page 912 on September 7, 1978 and of Alma N. Smithwick recorded in the Greenville County R.M.C. Office in Deed Book 1086 at Page 910 on September 7, 1978.

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*[Faint handwritten notes and stamps]*

GREENVILLE COUNTY DOCUMENTARY TAX  
\$ 55.00  
PB. 19311

2-6-17

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