

ADDRESS: P.O. Box 4595
Greenville, S.C. 29608

GREENVILLE, S.C.
GREENVILLE CO. S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

VOL 1038 PAGE 172

KNOW ALL MEN BY THESE PRESENTS, that Luther M. McBee, Mary Noble Smith, Augustus W. Smith and L. Perrin Smith

in consideration of Sixty-six Thousand Five Hundred and no/100 (\$66,500.00)-----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 PETER J. ASHY, his heirs and assigns, forever:

ALL OF OUR RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the western side of Broadus Avenue in Greenville Township, City of Greenville, Greenville County, State of South Carolina, being a part of what is known as Lot 7 in Block 1 of Boyce Addition, as shown on a plat thereof made by W. T. Slaughter, Surveyor, recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book ZZ at Page 934 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin, corner of lot 6, now or formerly owned by William Goldsmith, on the west side of Broadus Avenue and running thence S. 76 W. 217 feet to an iron pin in the line of land of Christ Episcopal Church; thence with the line of land belonging to the Church, S. 19-15 E. 95 feet to an iron pin; thence N. 83-40 E. 36 feet, 6 inches with line now or formerly of J. Adger Smyth, Jr. to an iron pin; thence continuing with line of J. Adger Smyth, Jr. N. 76 E. 175 feet to an iron pin on Broadus Avenue; thence with Broadus Avenue N. 15-15 W. 100 feet to the beginning corner.

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ALSO, all the grantors' right, title and interest in and to that certain easement and right of way executed by J. Adger Smyth, Jr. on August 15, 1916 and recorded in Deed Book 33 at Page 25 in the R.M.C. Office for Greenville County, South Carolina.

The grantor, Luther M. McBee, is the owner of an undivided one-eighth interest in and to the above described property being conveyed by this deed which he inherited from his mother, Floride S. McBee, as will appear by reference to apartment No. 669, File No. 20 in the Probate Court for Greenville County, South Carolina. The grantors Mary Noble Smith, Augustus W. Smith and L. Perrin Smith are the owners of an undivided one-fourth interest each in the above described property having been conveyed to them by deed of Befamp, Inc. recorded February 12, 1952 in Deed Book 451 at Page 37 and inherited by them from their mother, Belle P. Smith, as will appear by reference to Apartment No. 642, File No. 21 in the Probate Court for Greenville County, South Carolina. The remaining undivided one-eighth interest in the above described property owned by Floride McBee Barksdale is being conveyed to the grantee by separate deed to be recorded herewith. The above described property is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantee agrees and assumes to pay City of Greenville and Greenville County property taxes for the tax year 1979 and subsequent years.

The above property is shown on a more recent survey thereof entitled PROPERTY OF PETER J. ASHY, made by Carolina Surveying Company, dated March 2, 1979, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7-6 at page 48. The Grantors herein do hereby quitclaim any interest they have in the property as shown on the Carolina Surveying Company plat and the general warranties in this deed do not apply to the conveyance described in this paragraph.

25 OCT

DOCUMENTAL
STAMP

GREENVILLE COUNTY
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