

State of South Carolina TITLE TO REAL ESTATE

GREENVILLE COUNTY Know All Men by These Presents:

That FOSTER AND DAVIS, A GENERAL PARTNERSHIP, hereafter referred to as Grantor, in consideration of the sum of One (\$1.00) Dollar and liquidation of Partnership MICCO CORPORATION and BILLIE M. FOSTER, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee

ALL that piece, parcel or lot of land on the West side of Cleveland Street, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot Number 1 on a plat of Property of Marsmen, Inc., recorded in the R.M.C. Office for Greenville County in Plat Book JJ, Page 19, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Cleveland Street, corner of property of Camperdown Mills and running thence N. 78-45 W. 250 feet to an iron pipe on East bank of Reedy River; thence N. 78-45 W. approximately 15 feet to center of Reedy River; thence with center of Reedy River as the line, S. 15-38 E. 110.6 feet; thence S. 78-45 E. approximately 21.9 feet to an iron pipe on East Bank of Reedy River; thence S. 78-45 E. 231.6 feet to an iron pin on the West side of Cleveland Street; thence with Cleveland Street N. 2-42 E. 100 feet to an iron pin, the beginning corner, reference being craved to said plat for a more complete description.

The foregoing conveyance is subject to that certain mortgage given by Foster and Davis, a Partnership, to The Peoples National Bank, Greenville, South Carolina, on June 23, 1972, in the original principal amount of \$98,000.00, which mortgage is recorded in the Office of the R.M.C. for Greenville County in Real Estate Mortgage Book 1238, at Page 351, and to that certain mortgage to Frank C. Foster dated October 15, 1961, duly recorded in the Office of the R.M.C. for Greenville County in Real Estate Mortgage Book 568, at Page 504.

-26-500-69-3-2,2

Being the same property conveyed to F. C. Foster and J. Wesley Davis, a General Partnership trading as Foster and Davis, by deed dated September 30, 1967, recorded in the Office of the R.M.C. for Greenville County in Deed Book 830 at page 14. Thereafter, the Partnership interests in Davis and Foster were acquired by F. C. Foster and Micco Corporation as the result of which each of said Micco Corporation and F. C. Foster were equal Partners. Subsequently, on the 17th day of June, 1976, F. C. Foster died testate leaving to Billie M. Foster all of his estate, as will more fully appear in the records of the Probate Court for Greenville County in Apt. # 1428, File 10. The purpose of the foregoing deed is to distribute the property described herein in liquidation of Foster and Davis.

ADDRESS OF MICCO CORPORATION: P. O. Box 795, Greenville, S. C. 29602 ADDRESS OF BILLIE M. FOSTER: P. O. Box 292, Greenville, S. C. 29602 TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 27th day of August, 1976.

Signed, Sealed and Delivered in the Presence of

Sara A. Barfield
Abigail S. Wood

FOSTER AND DAVIS, A PARTNERSHIP
BY MICCO CORPORATION, Partner
Wesley Davis, Partner
Billie M. Foster, Grantors
Exec. of the Estate of Frank C. Foster

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 27th day of August, 1976. Abigail S. Wood (Seal) Notary Public for South Carolina

My Commission expires January 1, 1977 May 6, 1971

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER - NOT NECESSARY

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. [Name], wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this [ ] day of [ ] 19[ ]. [ ] (Seal) Notary Public for South Carolina

My Commission expires January 1, 197[ ]

Recorded this FEB 13 1980 day of [ ] 19[ ] at 3:31 P.M., No. [ ]

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