

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S.C.

1169-351

1982

SLEY

KNOW ALL MEN BY THESE PRESENTS, that We, John A. Messer, Jr., and Winifred N. Messer,

in consideration of Ten (\$10.00) Dollars

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 J. D. A. Associates, A General Partnership

All of our right, title and interest in and to:

ALL that lot of land located in the State of South Carolina, County of Greenville, Chick Springs Township, near the City of Greer, on the northeast side of the Buncombe Road and on the north side of the P & N Railroad, and being shown and designated on a survey entitled "Property of Mac's Fuel Oil Service, Inc.", dated April 23, 1973, by H. S. Brockman, Surveyor, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Buncombe Road, joint front corner with other properties of Mac's Fuel Oil Service, Inc., and running thence N. 57-00 E. 400 feet to an iron pin, corner of H. P. McManus property; thence, S. 33-00 E. 324 feet to an iron pin; thence along and with P & N Railroad right of way the following courses and distances: N. 87-05 W. 100 feet, S 88-55 W. 100 feet, S 84-55 W. 100 feet, S. 80-55 W. 100 feet, S. 77-35 W. 58 feet to an iron pin on the northeast side of Buncombe Road; thence along and with Buncombe Road, N. 33-00 W. 100 feet to the point of beginning.

DERIVATION: See Deed Book 1001 at Page 624 in the R.M.C. Office for Greenville County.

Grantor - Dr. Ralph S Brown Recorded June 21, 1974

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways easements, and rights-of-way, of record, if any, affecting the above described property.

-11-285-G6-1-1.4

NOTE

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 27 day of June, 1982.

SIGNED, sealed and delivered in the presence of:

John A. Messer, Jr. (SEAL)
John A. Messer, Jr.

Darlene J. Jurner (SEAL)
Jean P. Nighthower (SEAL)
Winifred N. Messer (SEAL)
Winifred N. Messer (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 27th day of June, 1982

Darlene J. Jurner (SEAL)
Notary Public for South Carolina.

Jean P. Nighthower

My commission expires 4-18-89

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 27th day of June, 1982

Darlene J. Jurner (SEAL)
Notary Public for South Carolina.

Winifred N. Messer
Winifred N. Messer

My commission expires 4-18-89

RECORDED this JUN 29 1982

19 at 10:43 A. M., No. 20227

035

4328 RV-2