ATE OF SOUTH CAROLIN

GREENVILLE COUNTY







Know All Men by These Preser.

inat I; Ira A. Giles, Jr.

in consideration of the sum of Fifty-One Thousand Five Hundred and no/100

in the State aforesaid, DOLLARS.

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

Taddeo Construction and Leasing Corporation, its successors and assigns forever: All that piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the Northeastern side of the Cedar Lane Road and the Eastern side of Orchid Drive and having, according to a Plat prepared by C.F.Webb, R.L.S., dated December 23,1961, the following courses and distances, to-wit:

BEGINNING at an iron pin on the Northeastern side of Cedar Lane Road, at the joint fron corner of property described herein and of that heretofore conveyed by Ira A.Giles, Jr. to Taddeo Construction and Leasing Corporation and running thence with the Northeastern side of Cedar Lane Road S.15-22 E. 305 ft., more or less, to a point, said point being N.45-22 W. 166.3 ft. from the joint corner of property acquired by Ira A.Giles, Jr. from the Hendrix Estate and that now occupied by Bond Bread and being the Southeastern corner of the Giles property; thence along the line of Giles, N. 34-18 E. 760 ft., more or less, to a point, said point being N. 56-00 W. 152.2 ft.from the Northeastern corner of property acquired by Giles from Hendrix; thence N. 56-00 W. 525 ft., more or less, to a point on the Eastern side of Orchid Drive; thence with Orchid Drive S. 34-18 W. 117.7 feet to a point, corner of the aforementioned Taddeo property; thence along line of Taddeo S. 55-42 E. 225 feet and S. 34-18 W. 591.4 ft. to a point on the Northeastern side of Cedar Lane Road, the beginning corner.

This conveyance is subject to all rights-of-ways, easements and restrictions which may appear of record.

This conveyance is subject to but the grantee does not assume that certain note and mortgage executed by the grantor to Pluras Hendrix in the principal amount of \$24,000.00. It is understood and agreed that Taddeo Construction and Leasing Corporation has executed its mortgage to Ira A. Giles, Jr. in the amount of \$20,000.00 and the grantor covenants and agrees that the payments received by him on the latter mortgage will be applied by him on the Hendrix mortgage and that, upon payment in full of the Taddeo mortgage, the grantor will pay the Hendrix mortgage in full. This agreement by the grantor shall not be binding if the grantee defaults as to any payment due on the grantee's purchase money mortgage to the grantor.

Grantee to pay 1962 taxes.

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(s) hereinabove named, its successors and Henry M. Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof. in the year and seal

this

Witness the grantor's(s') hand and sea of our Lord One Thousand Nine Hundred and sixty two.

(Seal)

Signed, Scaled and Delivered in the Presence of









State of South Carolina,

Personally appeared before me

Greenville County and made oath that he saw the within named grantor(s) Dra A. Giles, Jr.

deliver the within written deed, and that he, with J. H. Price, Jr.

act and deed sign, seal and as his witnessed the execution thereof.

Sworn to before me this 13th April Notary Public for South Carolina



State of South Carolina,

RENUNCIATION OF DOWER



Greenville County

J.4. Price, Jr.) I,

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Frances W. Giles

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

Corporation, its successors

Assigns, all her interest and estate, relinquish unto Taddeo Construction and Leasing and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this____13th____ .____, A. D. 19<u>62</u> Notary Jublic for South Carolina

Recorded this 16th day of April 19 62, at 9:07 A. M., No....