

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAY 25 2 27 PM '73
DORRIS S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Paris Mountain Commercial Properties, Inc. A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of twelve thousand eight hundred fifty-eight and 49/100 (\$12,858.49) Dollars, and the assumption of a mortgage as hereinafter set out the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto William D. Richardson and John G. Cheros, their heirs and assigns forever,

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina at the northeastern intersection of New Buncombe Road (Poinsett Highway) and South Parker Road (Davidson Road), being more particularly described on a survey for Paris Mountain Commercial Properties, Inc. by W. R. Williams, Jr., RLS, dated February 15, 1973, as follows:

BEGINNING at an iron pin at the northeastern intersection of the right of way of New Buncombe Road (Poinsett Highway) and South Parker Road (Davidson Road) and running thence along the right of way of South Parker Road N. 59-58 E. 120 ft. to an iron pin; thence S. 41-55 E. 100 ft. to an iron pin; thence S. 59-58 W. 120 ft. to an iron pin in the right of way of New Buncombe Road (Poinsett Highway); thence with the right of way of said road N. 41-55 W. 100 ft. to an iron pin, the point of beginning.

- 296-446-2-1-8 (0.27 AC)
- 296-207-446-2-1

Being a portion of the property conveyed to the grantor herein by deed dated March 15, 1971, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 910, page 507.

The within property is conveyed subject to all easements and rights of way of record affecting said property, and to that certain lease agreement between the grantor herein and J. Mac Pizza Hut, Inc., a short form of which is recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 969, page 3.

As a part of the consideration herein, the grantees agree to and do hereby assume that certain mortgage from Paris Mountain Commercial Properties, Inc. to Greer Federal Savings and Loan Association, dated February 23, 1973, and recorded in the R.M.C. Office for Greenville County, S. C., in Mortgage Book 1268, page 13, having a present balance of \$69,782.23.

Also a commercial perpetual easement appurtenant for ingress and egress through the entrances to Tract B from South Parker Road and Poinsett Highway as shown on plat entitled "Survey for William D. Richardson and John G. Cheros" by Carolina Engineering and Surveying dated May 18, 1973, revised May 21, 1973, recorded in Plat Book 4Z, Page 34 in the RMC Office for Greenville County, and for customer and employee parking over all of Tract B as shown on said plat, reference to which plat is craved for a full metes and bounds description. This easement, for which a portion of the consideration in this deed is being paid, shall run with the land and is for the benefit of the grantees,

(continued on back)

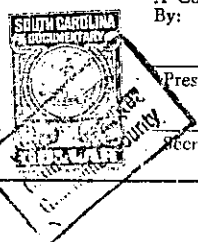
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 23 day of May 1973.

SIGNED, sealed and delivered in the presence of:

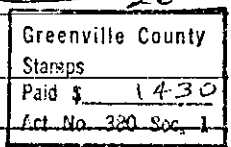
PARIS MOUNTAIN COMMERCIAL PROPERTIES, INC. (SEAL)

A. Marvin Quattlebaum
Dennis T. Schwab



A Corporation
By: *John G. Cheros* 2600

President
Secretary



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor'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 23 day of May 1973
A. Marvin Quattlebaum (SEAL)

Notary Public for South Carolina
My commission expires: 7-24-80

RECORDED this _____ day of _____ 19 _____ at _____ M., N. C.

(Continued on next Page)

