

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

FEB 18 2 03 PM '74

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COUNTY OF GREENVILLE

DOVINE S. TAMMERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that East North Investors, a Limited Partnership, organized and existing under the Laws of the State of South Carolina.

in consideration of One Hundred Sixty Three Thousand Five Hundred (\$163,500.00)-----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 Broadus Properties, a Partnership created under the Uniform P/S Act of South Carolina as Grantee, its successors and assigns:

ALL that piece, parcel or lot of land, together with buildings and improvements, situate, lying and being at the Southern intersection of North Street and Broadus Avenue, being shown and designated as Lot No. 2 on a Plat of BOYCE ADDITION, Made by C. J. Dechamps, dated January 13, 1904, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book A, Page 2, reference to which is hereby craved for the metes and bounds thereof, LESS, HOWEVER, those portions which may have heretofore been taken by the S. C. State Highway Department for the purposes of widening North Street, as further shown on plat recorded Plat Book 58, page 70.

This conveyance is made subject to 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.

-500-44-2-1

The Grantee agrees to pay City of Greenville and Greenville County property taxes for the tax year 1974 and subsequent years.

This is the same property conveyed to the Grantor herein by Deed of Louise H. McDavis dated September, 1972, and recorded in the R.M.C. Office for Greenville County in Deed Book 956, at page 447.



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)' heirs or successors and assigns, forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns against the grantor(s) and the grantor(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 18th day of February 1974
East North Investors, a Limited Partnership
By [Signature] (SEAL)
and [Signature] (SEAL)
SIGNED, sealed and delivered in the presence of
[Signature] (SEAL)
[Signature] (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 18th day of February 1974.
[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 6-12-83

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.
GIVEN under my hand and seal this
day of 19
[Signature] (SEAL)
Notary Public for South Carolina
My commission expires:
RECORDED this day of FEB 19 1974 at M., No. 20540

DEED

4328 RV-3