

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

1015-588

KNOW ALL MEN BY THESE PRESENTS, that ~~XXXXXX~~ Medical Arts, P. A., a professional association 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 One (\$1.00) Dollar and other valuable consideration----- Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Ralph J. Brown, D.D.S., P. A., a professional association, chartered under the laws of the State of South Carolina, its successors and assigns:

ALL that piece, parcel or lot of land situate lying and being in the County and State aforesaid in the Town of Greer on the north side of Church Street as shown on a plat of the property of C. M. Ponder Estate dated November 13, 1954, made by H. S. Brockman, Registered Surveyor, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Church Street, corner of property now or formerly owned by Mrs. J. V. Smith, and running thence along the northern edge of Church Street S. 73-33 E. 152.9 feet to an iron pin at the corner of Church Street and Ballenger Avenue; thence along the western side of Ballenger Avenue N. 17-11 E. 134.6 feet to an iron pin; thence along the line of lot No. 3 N. 73-33 W. 68.5 feet to an iron pin, a new corner; thence along a new line N. 12-04 W. 33 feet to an iron pin, a new corner on the rear line of Lot No. 1; thence N. 73-25 W. 67.5 feet to an iron pin on lot now or formerly owned by Mrs. J. V. Smith; thence along the line of the Smith property S. 17-15 W. 163.8 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Grantor herein by Deed of Ralph J. Brown, dated January 15, 1972, and recorded in the Greenville R.M.C. Office in Deed Book 935, at Page 304, and is subject to all restrictions, set-back lines, easements, and rights of way, which are a matter of record or actually existing on the ground affecting said property.

This conveyance is made subject to an existing mortgage which the grantee agrees to assume and pay.

For True Consideration See Affidavit  
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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 of 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 2nd day of January, 19 75.

SIGNED, sealed and delivered in the presence of:

(SEAL)

Donna Kay Walden  
Barbara J. Stepler

~~XXXXXX~~ Medical Arts, P. A., a  
By: Professional Association  
President Ralph J. Brown D.D.S.  
Secretary Ernest W. Brown

STATE OF SOUTH CAROLINA PROBATE  
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 2nd day of January, 19 75.

Donna Kay Walden (SEAL) Barbara J. Stepler  
Notary Public for South Carolina  
My commission expires 7-12-77

RECORDED this \_\_\_\_\_ day of MAR 7 1975, at \_\_\_\_\_ 12:32 P. M., No. 20694

RECORDED

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