

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY  
R.M.C.

For True Consideration See Affidavit  
Book 39 Page 1000

KNOW ALL MEN BY THESE PRESENTS, that we, Joyce Finlay Atkinson McCaffrey, Trustee for Linda Atkinson, Deborah Atkinson and James F. Atkinson, and James Finlay Atkinson and Deborah Ann Finlay Atkinson Kirby  
in consideration of Ten and other valuable consideration-----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 Augusta Road Corporation, its successors and assigns forever;

All that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, situate, lying and being on the east side of Main Street at the corner of Main and North Streets, and being shown as Tract No. 1 on a plat recorded in the RMC Office for Greenville County in Plat Book N at Page 189 and having the following metes and bounds, to-wit:

Beginning at a point at the northeast corner of Main and North Streets at the southwest corner of the (formerly) E. J. Finlay property; thence along the east line of Main Street, North twenty (20) degrees East, fifty-eight (58) feet two and one-half (2-1/2) inches to the center of a party wall; thence in the center of said party wall South seventy (70) degrees East, forty-seven (47) feet four and one-half (4-1/2) inches, more or less, to a point in the center of a 17" party wall at first floor; thence continuing along center line of said wall South twenty (20) degrees West, 13 feet 5 inches, more or less, to a point in the center of a 17" party wall at the first floor; thence along the center of said party wall, South seventy (70) degrees East 54 feet 5-1/2 inches, more or less, to a point in the line of the East face of wall; thence along the east face of wall, North twenty (20) degrees East - 5 feet 3-1/2 inches to a point in the north face of wall of basement steps; thence along the line of the north face of wall and the extension of same, South seventy (70) degrees East - 25 feet 6 inches, more or less, to a point in the east property line; thence along the east property line, southwesterly 50 feet 1 inch to a point in the north line of North Street at the southeast corner of the (formerly) E. J. Finlay property; thence along the north line of North Street, North seventy (70) degrees West 126 feet 10 inches to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

- 500 - 32 - 2 - 6 NOTED

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)'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 31<sup>st</sup> day of March 1976

SIGNED, sealed and delivered in the presence of:

Albert M. Stevens  
May Stuard Fox

Joyce Finlay Atkinson McCaffrey (SEAL)  
Joyce Finlay Atkinson McCaffrey, Trustee  
James Finlay Atkinson (SEAL)  
Deborah Ann Finlay Atkinson Kirby (SEAL)  
Deborah Ann Finlay Atkinson Kirby (SEAL)

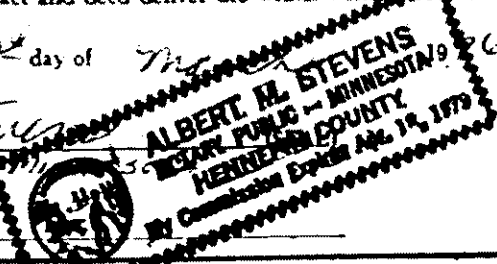
STATE OF SOUTH CAROLINA  
COUNTY OF HENRIETTA

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 instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 31<sup>st</sup> day of March 1976

Albert M. Stevens  
Notary Public for South Carolina



May Stuard Fox

STATE OF SOUTH CAROLINA  
COUNTY OF

RENUNCIATION OF DOWER NOT NECESSARY

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this  
day of 19

Notary Public for South Carolina.

RECORDED this day of APR 2 1976 at 11:28 A. M. No. 35333

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