

TITLE TO REAL ESTATE- Thomas M. Ratledge & Cynthia D. Smith Attorneys at Law, 1306 E. Washington St., Greenville, South Carolina DONNIE S. TANKERSLEY R.M.C. STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Fred W. Ellis and Joyce H. Ellis

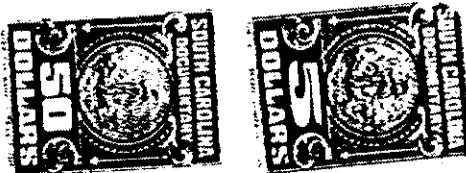
in consideration of Twenty Eight Thousand Five Hundred and No/100-----Dollars, (\$28,500.00) the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Greer Florist and Greenhouses, Inc., its successors and assigns, forever:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, in Greenville Township, about 2 1/2 miles from Greenville County Courthouse, on the Old Buncombe Road, and known and designated as part of lot #4, on a plat recorded in the R. M. C. Office for Greenville County in Plat Book A at Pages 396 and 397, and having the following metes and bounds, to-wit: - 235 - 155 - 4 - 12

BE GINNING on the Buncombe Road, joint corner of lots # 3 and 4, and running thence in a Southwesterly direction 191.5 feet to an iron pin on a 10 foot alley; thence along said alley in a Northwesterly direction 78.6 feet to joint corner of lots #4 and 5; thence in a Northeasterly direction 190 feet to Buncombe Road; thence along Buncombe Road, S. 22-0 E. 80 feet to the beginning corner.

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.

DERIVATION: Deed Book 572, page 460.



5700 3135

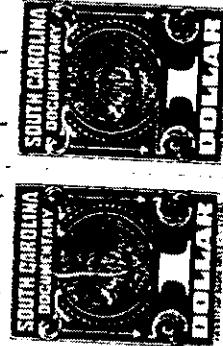
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor(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 5th day of April 19 76.

SIGNED, sealed and delivered in the presence of:

Handwritten signatures of Thomas M. Ratledge and Cynthia D. Smith.

Handwritten signatures of Fred W. Ellis and Joyce H. Ellis.



STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

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

SWORN to before me this 5th day of April 19 76.

Handwritten signature of Thomas M. Ratledge (SEAL) Notary Public for South Carolina.

Handwritten signature of Cynthia D. Smith.

My Commission Expires 7 April 80.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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

5th day of April 19 76. Handwritten signature of Thomas M. Ratledge (SEAL) Notary Public for South Carolina.

Handwritten signature of Joyce H. Ellis.

My Commission Expires 7 April 80.

RECORDED this day of APR 6 1976 at 1:10 P. M., No. 25627

4328 RV-2