FILED

GREENVILLE CO. S. C. TITLE TO REAL ESTATE - INDIVIDUAL FORM - Dillard & Mitchell, P.A., Greenville, S. C.

Jul 30 2 20 PH '78

119 Manly Street Greenville, S. C. 29603

P. O. BOX 10162, F.S.

vol 1040 PASE 473

COUNTY OF GREENVILLE

The same of the sa

STATE OF SOUTH CAROLINA DONNIE S. TANKERSLEY R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM M. GRANT, JR.

Thirty-five Thousand Eight Hundred Fifty-nine & 60/100ths (\$35,859,60) in consideration of Exchange of property value of \$22,640.40, and assumption of mortgage indebtedness set forth below in the sum of \$20,000.00-- the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release JOHN M. DILLARD, his heirs and assigns, forever:

ALL those pieces, parcels or lots of land, together with all buildings and improvements, situate, lying and being on the eastern side of North Main Street, in the City of Greenville, Greenville County, South Carolina, being shown and designated as the northern portion of Lot No. 11 and all of Lot 12 of Block H, on a plat of NORTHGATE, PROPERTY OF UTOPIAN DEVELOPING CO., made by C. M. Furman, Jr., Surveyor, revised by R. E. Dalton in May, 1939, recorded in the RMC Office for Greenville County, S. C., in Plat Book M, page 13, and having according to said plat and a more recent plat of the property of William M. Grant, Jr., made by Freeland & Associates, Engineers, dated July 27, 1976, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of North Main Street at the joint front corners of Lots Nos. 12 and 13, Block H, said iron pin being located 300 feet south from the intersection of the right of way of North Main Street with East Avondale Drive, and running thence along the line of Lot 13, S. 74-35 E., 200 feet to an iron pin; thence along the rear lines of Lots Nos. 30, 31 and 32 of Block H, S. 15-20 W., 125 feet to an iron pin in the line of Lot No. 11; thence through Lot No. 11 and with the line of property owned by Sherman, N. 74-40 W., 200 feet to an iron pin on North Main Street; thence along the eastern side of North Main Street, N. 15-20 E., 125.3 feet to an iron pin, the point of beginning. -519-180-1-12

The above described property is the same conveyed to William M. Grant, Jr. and Jeannie G. Grant by deed of Hargrove Bowles, III, recorded in the RMC Office for Greenville County, S. C., in Deed Book 988, page 424, on November 16, 1973, and conveyed by Jeannie G. Grant to William M. Grant, Jr., by deed recorded in the RMC Office for said county and state in Deed Book 1021, page 266 on July 15, 1975, and is hereby conveyed 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.

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 assigns against the grantor(s) and the grantor'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 geal(s) this 30th day of WILLIAU M. GRANT. HISEALI STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned witness and made outh 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. 1976 SWORN to before me this 30th day of July Vue D. Que (Fraile F. III) older - 1 ald Notary Public for South Carolina, My commission expires: UNNECESSARY GRANTO RENUNCIATION OF DOWER STATE OF SOUTH CAROLINA UNMARRIED 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 grantorts) 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'sts'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

Notary Public for South Carolina My commission expires: RECORDED this.

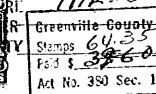












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