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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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GREENVILLE CO. S. C.
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DORIS S. TAYLOR
CLERK

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KNOW ALL MEN BY THESE PRESENTS, that James Garrison Howard

In consideration of Twenty-two Thousand & Five Hundred & 00/100 (\$22,500.00)-----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 Howard Insurance and Realty, Inc.

ALL that piece, parcel or lot of land in the Town of Simpsonville, Greenville
County, State of South Carolina, joining lands of T. R. Cox, Mrs. L. O. Green, R.
D. Jones, and Main Street in Simpsonville, same being on the western side of
Main Street, and known as the Three Story Brick Building formerly occupied by
Brown and Armstrong, and having the following metes and bounds, to wit:

BEGINNING at a point on Main Street, corner of T. R. Cox lot and running in a
western direction 100 feet to Mrs. L. O. Green's line; thence North 27 feet to
R. D. Jones other lot, and thence East 100 feet to Main Street and thence along said
Street 27 feet to the beginning corner.

Being the same property conveyed to M. B. Goodnough by deed of Mrs. Marion C.
Jacobs, recorded on July 11, 1941, in Deed Book 235, Page 117, R.M.C. Office for
Greenville County.

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ALSO SUBJECT to the Agreement between T. R. Cox and R. D. Jones as recorded in deed
from Cox to Jones dated January 4, 1921, recorded in the R.M.C. Office for Green-
ville County, Volume 71, Page 291, and worded as follows: "It is agreed and
understood that R. D. Jones his heirs and assigns is to have an alley way leading
from some point on Main Street through this lot for wagon Road and also use of flight
of steps leading from Main Street up side of three story brick building."

"It is agreed and understood that R. D. Jones, his heirs and assigns,
are to retain wall privileges of the above deeded building. Said privileges being
permission to cut holes into said walls four inches for hanging sleeper, rafters,
and other timbers that might be necessary in building."

This conveyance is made subject to any restrictions, reservations, zoning or-
dinances, or easements that may appear of record, on the recorded plat(s), or on
the premises.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining, 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 against every person whomsoever law-
fully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 27th day of December, 1977 *James Garrison Howard* (SEAL)

SIGNED, sealed and delivered in the presence of:

Karen Johnson
Lura Penland

(SEAL)
(SEAL)
(SEAL)

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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)' 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 27th day of December, 1977

Karen Johnson (SEAL)
Notary Public for South Carolina

Lura Penland

My Commission Expires September 1, 1986

STATE OF SOUTH CAROLINA
COUNTY OF

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 re-
linquish 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

Notary Public for South Carolina. (SEAL)

RECORDED this day of JAN 6 1978, 11:21 A. M., No. 20235

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