

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Spyros Grumbos and Harry Kocos

in consideration of Forty one Thousand Five Hundred and no/100 (\$41,500.00)-----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 Boxwood Investment Corporation, its successors and assigns forever

ALL those piece, parcel or lots of land with all buildings and improvements thereon, situate, lying and being on the northern side of Washington Street in the City of Greenville, Greenville County, South Carolina, being known and designated as Lots 96 and 97 on a plat entitled "Map of East Park, Part of Boyce Addition" made by W. A. Adams recorded March 31, 1910 in the R.M.C. Office for Greenville County, South Carolina, in Plat Book A at Page 383 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Washington Street at the joint front corners of Lots Nos. 95 and 96 and running thence along the joint line of said lots, N. 16-35 W. 142-1/2 feet to an iron pin on the southern side of a ten foot alley; thence along the southern side of said ten foot alley S. 74-42 W. 100 feet to an iron pin at the joint rear corner of lots 97 and 98; thence along the common line of said lots S. 16-35 E. 127.4 feet to an iron pin on the northern side of Washington Street; thence along the northern side of Washington Street, N. 74-42 E. 34 feet to an iron pin; thence continuing along the northern side of Washington Street N. 86-30 E. 66 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the grantors by deed of J. C. Thomasson and R. B. Thomasson recorded June 16, 1970 in Deed Book 892 at Page 140 and is hereby conveyed subject to all 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.

500-48-6-17

The grantee agrees and assumes to pay City of Greenville and Greenville County property taxes for the tax year 1978 and subsequent years.

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 seal(s) this 13th day of January 19 78

Signed, sealed and delivered in the presence of:

[Signature] (SEAL) [Signature] (SEAL)
SPYROS GRUMBOS
[Signature] (SEAL)
HARRY KOCOS

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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

SWORN to before me this 13th day of January 1978

[Signature] (SEAL) [Signature]

Notary Public for South Carolina
My commission expires: 8/4/79

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
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 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

13th day of January 1978

[Signature] (SEAL) [Signature]
Notary Public for South Carolina

My commission expires: 8/4/79

RECORDED this day of JAN 16 1978 at 10:30 A. M. No. 21093