

GRANTEE'S ADDRESS:

1480 Lymery Rd.  
Greenville S.C.

val 1073 no 941

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that BANKERS TRUST OF SOUTH CAROLINA, as Trustee for Beatrice M. Cannon under a Trust Agreement dated February 17, 1976,

in consideration of Fifty-Five Thousand and No/100 (\$55,000.00)----- 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 Bob McGinnis Music Co., Inc., its successors and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina, at the south-western intersection of Laurens Road and South Pleasantburg Drive, and being a portion of that property shown and designated according to a plat entitled "Property of V. L. Cannon and Mertie Cannon", recorded in the RMC Office for Greenville County, S. C., in Plats Book WW at Page 428, and a revision of said plat recorded in the RMC Office for Greenville County, S. C., in Plats Book CCC at Page 153A and having the following metes and bounds, to-wit:

BEGINNING at a point located at the southwestern intersection of Laurens Road and South Pleasantburg Drive and running thence with the right of way of South Pleasantburg Drive the following courses and distances: S 26-17 W 124.9 feet; S 33-30 W 55.2 feet to a point; thence N 55-31 W 214.95 feet to a point on a 15-foot alley; running thence with the eastern edge of said alley S 34-29 E approximately 160.2 feet to its intersection with Liberty Lane; thence with the right of way of Liberty Lane N 39-56 W 15 feet; thence N 34-29 E 308.8 feet to a point on the right of way of Laurens Road (U. S. Highway 276); thence with the right of way of said highway S 55-31 E 195.9 feet to an iron pin, the point of beginning.

This being a portion of the property conveyed to the grantor by deed of Bankers Trust of South Carolina, as Executor of the Estate of Victor Leon Cannon, and as Trustee of Trust A under the Last Will and Testament of Victor Leon Cannon, which deed is recorded in the RMC Office for Greenville County, S. C., in Deeds Book 1049 at Page 61, and was recorded on January 4, 1977.

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)' hand(s) and seal(s) this 17<sup>th</sup> day of February, 1978.

SIGNED, sealed and delivered in the presence of  
*[Signature]*  
*[Signature]*

BANKERS TRUST OF SOUTH CAROLINA, (SEAL)  
as Trustee for Beatrice M. Cannon  
under a Trust Agreement dated (SEAL)  
February 17, 1976  
By: *[Signature]* (SEAL)  
Asst. Trust Officer

STATE OF SOUTH CAROLINA  
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 17<sup>th</sup> day of February, 1978.

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

My commission expires \_\_\_\_\_

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this  
day of \_\_\_\_\_ 19 \_\_\_\_\_

(SEA)

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