

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that

C. E. RUNION

S. C. 1128 PAGE 178  
For True Consideration See Affidavit  
Book 40 Page 1294

in consideration of TEN AND NO/100 (\$10.00)-----Dollars, AND  
OTHER VALUABLE CONSIDERATION  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell  
and release unto  
PELHAM ASSOCIATES LIMITED PARTNERSHIP, its successors and assigns forever:

ALL that certain piece, parcel or tract of land situate, lying and being on the southern side of Pelham Road in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Tract No. 1, as shown on a plat of property of Cauthen and Parker, Inc. prepared by Piedmont Engineers and Architects, revised December 5, 1967, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 000 at Page 175, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Pelham Road and running thence S. 13-04 W. 202.9 feet to an iron pin; thence S. 37-33 W. 524 feet to an iron pin, corner of property of Yeargin Properties, Inc. (Tract No. 2); thence with the line of said property N. 52-27 W. 346 feet to a point on the southeastern edge of the right of way for a 50 feet city street; thence with the southeastern edge of the right of way for said street; N. 37-33 E. 590.8 feet to a point on the southern side of Pelham Road at the southeastern corner of the intersection of said City Street and Pelham Road; thence with the southern side of Pelham Road, S. 76-41 E. 287 feet to the point of beginning.

This conveyance is subject to all leases, restrictions, zoning ordinances, setback lines, roadways, easements and rights of way of record, if any, affecting the above described property.

The above described property is less that portion obtained by the Highway Department for the widening of Pelham Road.

This being the same property conveyed unto C. E. Runion by deed from Runion Manufacturing Company, Inc., recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1087 at page 2, recorded the 8th day of September, 1978.

(12)-519-279-2-1.2

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) does 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 28th day of April, 1980

SIGNED, sealed and delivered in the presence of:  
*[Signature]* (SEAL)  
*[Signature]* (SEAL)  
*[Signature]* (SEAL)  
*[Signature]* (SEAL)

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

SWORN to before me this 28th day of April, 1980

*[Signature]* (SEAL)  
Notary Public for South Carolina  
My commission expires 3/31/81

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 28th day of April, 1980  
*[Signature]* (SEAL)  
Notary Public for South Carolina  
My commission expires 3/31/81

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ M., No. \_\_\_\_\_

(CONTINUED ON NEXT PAGE)

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