

TITLE TO REAL ESTATE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S.C.
APR 16 1981
C. C. WILKINS

KNOW ALL MEN BY THESE PRESENTS, that SUN MOTORS, INC.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of One Hundred Ten Thousand-----and No/100--(\$110,000.00) AND ASSUMPTION OF MORTGAGES SET FORTH BELOW: Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto F. H. GILLESPIE, his heirs and assigns, forever:

ALL that certain piece, parcel or tract of land with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 21.17 acres on the Northern side of Woodruff Road, being shown and designated on Plat entitled "R.L. Cox, Estate" recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-G at Page 142, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Woodruff Road and running with the line of C. M. McKinney Estate N. 43-23 E. 1,488.6 feet to an iron pin; thence S. 51-26 E. 346 feet to an iron pin; thence with the line of J. A. Holcombe Estate, S. 26-01 W. 1,701.85 feet to Woodruff Road; thence with Woodruff Road, N. 39-29 W. 859.4 feet to point of beginning.

This being the same property acquired by the Grantor by deed of Calhoun Street Investment Co., a Partnership, recorded in the RMC Office for Greenville County in Deed Book 1071 at Page 333 on January 4, 1978.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being on the South-westerly side of Woodruff Road (South Carolina Highway No. 145), in the County of Greenville, State of South Carolina, being shown on a Plat of the property of Robert Cox Estate, prepared by Freeland-Jones & Associates, dated the 20th of March, 1974, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-0 at Page 117. For a metes and bounds description reference to the above mentioned Plat is hereby craved.

This being the same property acquired by the Grantor by deed of Calhoun Street Investment Co., a Partnership, recorded in the RMC Office for Greenville County in Deed Book 1071 at Page 333 on January 4, 1978.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded Plats or on the premises.

Grantee herein assumes and agrees to pay that certain first mortgage to Calhoun Street Investment Co., a Partnership, in the original amount of \$75,000.00 as recorded in the RMC Office for Greenville County in Mortgage Book 1420 at Page 215 on January 4, 1978 with a present principal balance of \$22,500.00.

Grantee also assumes and agrees to pay that certain second mortgage to Robert A. Dobson, Jr., in the original amount of \$50,000.00 as recorded in the RMC Office for Greenville County in Mortgage Book 1496 at Page 80 and having a present principal balance of \$40,000.00.

GRANTEE'S MAILING ADDRESS: P.O. Box 1847, Greenville, S. C. 29602

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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 16th day of April 1981.

SIGNED, sealed and delivered in the presence of:

SUN MOTORS, INC. (SEAL)

A Corporation

By: James E. Cook
President
Maurice E. Cook
Secretary

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1071607
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
PROBATE
Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, 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 16th day of April 1981.

Notary Public for South Carolina
My Commission Expires: 5-29-83

RECORDED this _____ day of _____ 19____ at _____ M. No. _____

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