

FILED

TITLE TO REAL ESTATE - Offices of WILLIAM B. JAMES, Attorney at Law, 114 Williams Street, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 30 4 11 PM '81
DONN CAMPBELL
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that McPHERSON REALTY, 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
Three Hundred Thousand and No/100 (\$300,000.00) 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 SPIRO I. CONITS AND GEORGIOS I. KONIDITSIOTIS, their heirs
and assigns forever,

ALL that piece, parcel or tract of land situate, lying and being on the Western side of Augusta Road, near the City of Greenville, in the County of Greenville, State of South Carolina, and shown on a plat of Property of Fred M. McPherson and Thelma H. McPherson as a thirty foot alley and McPherson property, said plat being prepared by C. C. Jones Engineers, February, 1964, and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Augusta Road, at the Southern corner of a thirty foot alley, and running thence with the Southern side of said alley S. 64-30 W. 205 feet, more or less, to an iron pin; running thence S. 28-25 E. 105.1 feet to an iron pin on the Southern side of a leased area from others; running thence with said leased area N. 64-30 W. 259 feet to an iron pin on the Western side of Augusta Road; running thence with the Western side of said Road S. 3-30 E. 91.9 feet to an iron pin on the Northern edge of the thirty foot alley; running thence S. 2-27 E. 32.6 feet to an iron pin, point of beginning.

15 (159) 365-2-18, 18.1

The Grantor herein specifically assigns and sets over to the Grantee herein all of its right title and interest in certain agreements heretofore made and entered into with Center, Inc., the first being dated January 10, 1961, the second entitled "Side Agreement" dated July 31, 1961, the third dated October 31, 1966, and the fourth dated August 22, 1961, together with a Lease to Fotomat Corp.

The Grantor specifically retains any interest in the foregoing documents as would affect other property owned by the Grantor herein at the intersection of Augusta Road and Potomac Avenue.

This is a portion of the property conveyed to the Grantor herein by Fred M. McPherson and Thelma H. McPherson by Deed dated May 19, 1962, recorded May 31, 1962, in Deed Book 699 at Page 241, and is shown on the Greenville County Block Book as Sheet 365, Block 2, Lots 18 and 18.1.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

together with all and singular the rights, numbers, 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 30th day of April 1981

SIGNED, sealed and delivered in the presence of:
McPHERSON REALTY, INC. (SEAL)
A Corporation
By: Fred M. McPherson
President
Thelma H. McPherson
Secretary

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE 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 30th day of April 1981
William B. James (SEAL)
Notary Public for South Carolina
My Commission Expires: 3-28-89

RECORDED in APR 30 1981 at 4:11 P.M.
at 4:11 P.M.
30-479
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
330.00

RECEIVED
NOTARY PUBLIC
WILLIAM B. JAMES
\$200.00

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