

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED 10 S.C.
10 18 82
WALKERSLEY
M.C.

BOOK 1162 PAGE 74

For True Consideration See Affidavit
Book 41 Page 417

KNOW ALL MEN BY THESE PRESENTS, that J & B Investment Company, A South Carolina General Partnership

in consideration of Ten and No/100 (\$10.00) Dollars, and other valuable considerations, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto John Bearden Brown and Carolyn C. Brown, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the north side of Tindal Avenue, in the City of Greenville, and having, according to a survey by T. C. Adams, Engineer, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Tindal Avenue at the joint corner of the lot herein conveyed and Lot No. 1, Block A, the point of beginning being 160 feet to Augusta Street, and running thence, N. 22-0 W. 52.6 feet to an iron pin; thence N. 4-50 W. 125.4 feet to an iron pin; thence running due east 65.4 feet to an iron pin; thence S. 7-48 E. 152.4 feet to an iron pin on the northern side of Tindal Avenue; thence with Tindal Avenue, S. 67-14 W. 60 feet to the beginning corner.

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

This is the same property conveyed to the Grantor herein by deed of Fred Douglas Jenkins and Louise S. Jenkins dated June 23, 1981, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1150, at Page 922, on July 1, 1981.

26(500) 93-11-11

This conveyance is subject to that certain mortgage given by Fred Douglas Jenkins and Louise S. Jenkins to Cameron-Brown Company dated July 31, 1970, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1163, at Page 15, on August 10, 1970, in the original principal sum of (See reverse side hereof)

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 29 day of January, 19 82. J & B INVESTMENT COMPANY, A SOUTH CAROLINA GENERAL PARTNERSHIP (SEAL)

SIGNED, sealed and delivered in the presence of

[Handwritten signatures]

BY: *[Signature]* (SEAL)
BY: *[Signature]* (SEAL)

(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 29 day of January, 19 82

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 7/20/90 3/24/89

[Signature]

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

NOT NECESSARY - GRANTOR
A PARTNERSHIP

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
____ day of _____ 19 _____

(SEAL)
Notary Public for South Carolina
My commission expires: _____
RECORDED this _____ day of _____ 19 _____ at _____ M. No. _____

(CONTINUED ON NEXT PAGE)

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