

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
4 Claremore Avenue  
Greenville, S. C. 29607

PHILLIP M. GARRETT and DAVID R. GARRETT

KNOW ALL MEN BY THESE PRESENTS, that PHILLIP M. GARRETT and DAVID R. GARRETT  
in consideration of Twenty-two Thousand Eight Hundred Sixty-seven and no/100 (\$22,867.00)  
and assumption of mortgage indebtedness as set forth below  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto JOSEPH A. WELLS, J. MARK WELLS and DAVID R. MARTIN, their heirs and assigns:

ALL that piece, parcel or lot of land, with all buildings and improvements,  
situate, lying and being on the southern side of East Washington Street,  
in the City of Greenville, Greenville County, South Carolina, being known  
as Part of Lots Nos. 18 and 19, on a plat of W. C. CLEVELAND'S EAST McBEE  
AVENUE ADDITION, and having according to a plat of the PROPERTY OF  
JOSEPH A. WELLS, ET AL, made by Freeland & Associates, dated October 26,  
1983, recorded in the RMC Office for Greenville County, S. C., in Plat  
Book 10-D, page 69, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of East Washington Street,  
at the corner of property designated on the Greenville County Tax Maps  
as 65-1-3, said iron pin being located 172.97 feet, more or less, west  
of the intersection of East Washington Street with the center line  
of the Charleston and Western Carolina Railway Company right of way, and  
running thence S. 27-24 E., 135.71 feet to an iron pin on the right of  
way of said railway company; thence with the northern edge of said  
right of way, S. 48-32 W., 111.66 feet to an iron pin; thence N. 19-03  
W., 180.13 feet to an iron pin on East Washington Street; thence along  
the southern side of East Washington Street, N. 73-12 E., 83.59 feet to  
an iron pin, the point of beginning.

The above property is the same conveyed to the Grantors by deed of Jack B.  
Hardaway and B. B. Smith, as Executors of the Estate of Lettie S. Butler,  
Deceased, recorded in Deed Book 1125, page 141, on May 5, 1980, and is  
hereby conveyed subject to all rights of way, easements, conditions,  
public roads and restrictive covenants reserved on plats and other  
instruments of public record and actually existing on the ground affecting  
said property.

26(500) 65-1-4

The above described property is hereby conveyed subject to a mortgage given  
by the Grantors to Jack B. Hardaway, et al, as Executors of the Estate of  
Lettie S. Butler, Deceased, in the original sum of \$17,500.00, (OVER)

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-  
taining: 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 1st day of November 19 83

Signed, sealed and delivered in the presence of:

*Constantine H. Dillard*  
*John M. Dillard*

*Phillip M. Garrett* (SEAL)  
*David R. Garrett* (SEAL)

STATE OF SOUTH CAROLINA  
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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 1st day of November 19 83

*Constantine H. Dillard* (SEAL)  
Notary Public for South Carolina  
My commission expires: 5/20/93

*John M. Dillard*  
John M. Dillard

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

UNNECESSARY - GRANTORS  
UNMARRIED

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

Notary Public for South Carolina  
My commission expires:

RECORDED this day of 19 at M. No.

(CONTINUED ON NEXT PAGE)

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4328-RV-21