

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

RECORDED
S. T. WISLEY
R.M.C.

(15) - 500 - 365 - 2 - 48, 48.1, 48.2

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 One Hundred Twenty-Five Thousand and no/100 (\$125,000.00) 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 lot of land situate, lying and being at the south-western corner of Potomac Avenue (formerly Hassie Drive) and Augusta Road, in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as the property of F. M. McPherson as shown on plat prepared by C. C. Jones, Surveyor, recorded in the R.M.C. Office for Greenville County in Plat Book DD at Page 143, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern corner of the intersection of Potomac Avenue and Augusta Road, and running thence with the western side of Augusta Road S. 17-07 E. 166 feet to an iron pin; running thence S. 62-58 W. 207.9 feet to an iron pin; running thence N. 28-25 W. 164 feet to an iron pin on the southern side of Potomac Avenue; running thence with the southern side of said Avenue N. 62-58 E. 241.9 feet to an iron pin, point of beginning.

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

THIS is the identical property conveyed to the Grantor herein by Fred M. McPherson and Thelma H. McPherson by deed dated May 19, 1962, and recorded in the R.M.C. Office for Greenville County May 31, 1962, in Deed Book 699 at Page 241.

THE Grantor herein specifically assigns and sets over to the Grantees 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 the assignments of leases affecting the property herein conveyed.

Grantees' address: Apartment G-307 Crossroads
Cleveland Street
Greenville, South Carolina 29607

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 14th day of December 19 83

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 14th day of December 19 83
Notary Public for South Carolina (SEAL) Alicia S. Welley

RECORDED this _____ day of _____ 1983 at _____ M. No. _____
GCTO ----- 3 DE 19 83 077 4.00CD

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