

10 Cleveland Court
Greenville, S. C.

TITLE TO REAL ESTATE - INDIVIDUAL FORM Dillard, Mitchell & Atrial, P.A., Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
SEP 25 3 26 PM '79
VOL 1112 PAGE 528

KNOW ALL MEN BY THESE PRESENTS, that JOSEPH A. WELLS, AS TRUSTEE, under Trust Agreement, dated February 1, 1969, between Orthodontic Associates, P.A. and Joseph A. Wells, as Trustee in consideration of Fifty-seven Thousand and no/100ths (\$57,000.00) 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 ORTHODONTIC ASSOCIATES, P.A., its successors and assigns, forever:

ALL that piece, parcel or lot of land, with all buildings and improvements, on the southwestern side of Cleveland Court, in the City of Greenville, Greenville County, South Carolina, being a portion of Lot No. 7 on a plat of PROFESSIONAL PARK ON CLEVELAND, made by Campbell & Clarkson, Surveyors, dated December 27th, 1971, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center line of a Duke Power Company Right of Way transecting the cul-de-sac of Cleveland Court at the corner of Lot No. 6, and running thence along the line of Lot No. 6, N. 57-01 W., 90 feet to a point; thence continuing along the line of Lot No. 6, N. 32-59 E., 20 feet to an iron pin; thence continuing along the line of said lot, N. 57-01 W., 164.1 feet to an iron pin; thence along the line of property of Duke Power Company, S. 66-36 E., passing an iron pin, 190.40 feet to the center line of Reedy River; thence with the center line of Reedy River as the line, (the traverse line being N. 21-11 W., 166.5 feet), to a point in the center line of said river; thence a new line through property of Grantor, N. 66-36 E., passing an iron pin, approximately 250 feet to a point on the southern edge of a Duke Power Company right of way; thence along the southern edge of said right of way, S. 57-01 E., approximately 75 feet to a point on the cul-de-sac of Cleveland Court; thence with the cul-de-sac of Cleveland Court, N. 44-06 E., approximately 20 feet to an iron pin; thence continuing with the cul-de-sac of Cleveland Court, N. 76-20 E., 16.6 feet to the point of beginning.

The above described property is a portion of the same conveyed to the Grantor by deed of R. E. Ingold, recorded respectively on April 14, 1971 and January 4, 1972 in the RMC Office for Greenville County, S. C., in Deed Book 912, page 615 and in Deed Book 933, page 85, and is hereby conveyed subject to rights of way, easements, conditions, roadways and restrictive covenants of public record and actually existing on the ground affecting said property.

As a part of the consideration of this deed, the Grantee agrees and assumes to pay in full that certain note and mortgage given by the Grantor to the South Carolina National Bank in the original sum of \$230,000.00, recorded on August 7, 1973 in Mortgage Book 1287, page 214, which has a present balance due in the sum of \$178,097.31 and that

(OVER) 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 25th day of September 1979

Signed, sealed and delivered in the presence of:
Jean E. Garrett
Betty F. Brown

Joseph A. Wells Trustee (SEAL)
JOSEPH A. WELLS, AS TRUSTEE, under Trust Agreement dated February 1, 1969, between Orthodontic Associates, P.A. and Joseph A. Wells, as Trustee (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 do 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 25 day of September 19 79

Frances N. Bardess (SEAL)
Notary Public for South Carolina
My commission expires:

Jean E. Garrett

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

UNNECESSARY - TRUSTEE DEED

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wivest) 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.

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