

TITLE TO REAL ESTATE - Foster & Richardson, Attorneys at Law, Greenville, S. C.  
GREENVILLE CO. S. C.

GRANTEE'S ADDRESS:  
304 Hammill Road  
Greenville, S.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

JAN 15 11 32 AM '80  
DONN J. DANFERSLEY  
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that We, Ben W. Lewis and William J. Wirthlin

in consideration of -----One and No/100 (\$1.00)----- Dollars  
and the premises herein,  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto William Alan Ivester, his heirs and assigns, forever;

An undivided 5.45455% of the property described as follows:

All that piece, parcel or tract of land in the County of Greenville, State of South Carolina, known and designated as the Common Element on a plat entitled "Eastside Professional Court" made by Dalton & Neves Co., Engineers, dated June, 1979, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-0, Page 46, and having according to said plat the following metes and bounds, to-wit:

- 11-276-538.1-1-25.3 note

Beginning at an iron pin in the joint corner of this tract and property of Alvin Hood on the northern side of East North Street Extension (Old Spartanburg Road) about 471.2 feet east of Cunningham Road, and running thence N. 7-20 W. 492 feet to an iron pin; running thence N. 25-50 W. 117.8 feet to an iron pin in the joint corner of this tract and property of Reorganized Church of Jesus Christ of Latter Day Saints; running thence S. 84-04 W. 238 feet to an iron pin in the joint corner of this tract and property of Mahanes; running thence S. 5-38 W. 123.25 feet to iron pin on property line of Simister; running thence S. 11-06 E. 532 feet to iron pin in joint corner of this tract and property of Leathers on the northern side of East North Street Extension; running thence along the northern side of East North Street Extension N. 73-56 E. 271.2 feet to point of beginning; less, however, all those pieces, parcels or lots of land described and set out on above plat as parcels A, B, C, C-1, C-2, D and E.

This conveyance is made subject to the right of all owners of Parcels A, B, C, C-1, C-2, D, and E. on the above-mentioned plat to the common use of this area; such use to include rights of ingress, egress, utilities, parking and beautification and said right of common use to extend to said property owners, their lessees, visitors, invitees, patrons, clients, patients, employees and customers, these rights being more fully delineated in the restrictive covenants recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 115, Page 793, and incorporated herein by reference. (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 11<sup>th</sup> day of January 19 80

SIGNED, sealed and delivered in the presence of

Paul B. Zim  
Paul B. Zim

Ben W. Lewis (SEAL)  
Ben W. Lewis  
William J. Wirthlin (SEAL)  
William J. Wirthlin  
\_\_\_\_\_  
(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 11<sup>th</sup> day of January 19 80

Paul B. Zim (SEAL)

Paul B. Zim

Notary Public for South Carolina  
My commission expires: 3/30/89

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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 11<sup>th</sup> day of January 19 80

Paul B. Zim (SEAL)

Margaret W. Lewis  
Margaret W. Lewis  
Wanda M. Wirthlin  
Wanda M. Wirthlin

Notary Public for South Carolina  
My commission expires: 3/30/89

(CONTINUED ON NEXT PAGE)

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ at \_\_\_\_\_ M., No. \_\_\_\_\_

538.1-1-25.3

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