

TITLE TO REAL ESTATE prepared by FRED N. McDONALD, Attorney at Law

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that C & D BODY SHOP, INC., a Corporation chartered under the laws of South Carolina and having a principal place of business at Greenville, South Carolina, CLAUDE R. ROGERS AND DANIEL R. CARTER

in consideration of THIRTY THOUSAND AND NO/100 (\$30,000.00)----- Dollars, and assumption of mortgage indebtedness listed 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 BENNIE H. TAYLOR, SR., his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the easterly side of Rutherford Street, in the City of Greenville, South Carolina, as shown on a plat entitled "Property of Sherry Rogers and Dana Williamson" made by Webb Surveying & Mapping Co., dated February 24, 1984, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at the northeasterly corner of the intersection of Rutherford Street with Walker Street (Alley) and running thence along the easterly side of Rutherford Street N. 0-43 E. 140 feet to an iron pin; thence S. 88-35 E. 368.50 feet to an iron pin on the westerly side of Marsailles Avenue (Alley); thence with the westerly side of said Alley S. 3-13 E. 140.55 feet to an iron pin at the northwesterly corner of Marsailles Avenue and Walker Street; thence along the northerly side of Walker Street N. 88-34 W. 378.13 feet to the point of beginning.

- 26-500-11-1-2

This is the same property conveyed to Grantors by deed from J. Bernard Easterlin, et al, dated March 1, 1984, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1207 at Page 225 on March 1, 1984.

As part of the consideration herein, Grantee assumes and agrees to pay the balance due on that certain mortgage given to J. Bernard Easterlin and D. B. Attaway, recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1650 at Page 83, on March 1, 1984, in the original amount of \$130,000.00.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 30th day of March, 1984.

SIGNED, sealed and delivered in the presence of:
[Signature]
[Signature]

C & D BODY SHOP, INC.
BY: *[Signature]* (SEAL)
Claude R. Rogers, President
AND: *[Signature]* (SEAL)
Daniel B. Carter, Vice President
[Signature] (SEAL)
Claude R. Rogers, Individually
[Signature] (SEAL)
Daniel B. Carter, Individually

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 30th day of March, 1984.

[Signature] (SEAL)
Notary Public for South Carolina 10/29/90.
My commission expires:

[Signature]

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, 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____
[Signature] (SEAL)
Notary Public for South Carolina.
My commission expires: _____

[Signature]

RECORDED this _____ day of _____ 19____ at _____ M. No. _____

REC-50

4325 (W-2)