

TITLE TO REAL ESTATE-Prepared by Kendrick, Stephenson & Johnson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S.C.
NOV 10 1973

VOL 997 PAGE 119

KNOW ALL MEN BY THESE PRESENTS, that I, George Watson Smith, Jr.

in consideration of One and No/100 (\$1.00)

Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto John E. Groce, Jr., his heirs and assigns forever:

An undivided one-half (1/2) interest in and to:

All that certain piece, parcel or lot of land in McAlister Plaza, in the City of Greenville, County of Greenville, State of South Carolina, being that portion of the parking area lying between the property presently owned by the grantor and grantee herein and W. Antrim Drive and being bounded on either side by a straight extension of the side lines of the lot presently owned by the grantor and grantee to the southwesterly edge of the right of way for W. Antrim Drive and having according to the plat of Section No. 1, Portion of McAlister Plaza, prepared December 1961, most recently revised in August 1973, the following metes and bounds, to-wit:

BEGINNING at a point in the center line of a 10 foot water line easement said point being located N 56-21 W 195 feet from the northwesterly edge of the right of way of Frederick Street, and being the joint front corner of the lot belonging to the grantor and grantee herein with the lot belonging to Homes, Inc. of Greenville, S. C., and running thence along the front line of the lot belonging to the grantor and grantee herein N 56-21 W 50 feet to a point, joint front corner of the lot belonging to the grantor and grantee herein with the lot designated on said plat as belonging to Frank B. Halter, et al; thence turning and running N 33-39 E 46.7 feet to a point on the southwesterly edge of the right of way of W. Antrim Drive; thence turning and running with the southwesterly edge of said right of way S 56-21 E 50 feet to a point; thence turning and running S 33-39 W 46.7 feet to the point of beginning.

-517-262-1-293 (A. ST. C.)

This is the identical property conveyed to the grantor herein by deed of The McAlister Corp. recorded in Deed Book 985, page 299.

The property herein conveyed is subject to the parking rights and privileges, both exclusive and non-exclusive, as set forth in the Amendment of Covenants Applicable to McAlister Plaza, recorded in said RMC Office in Deed Book 677, page 346, and in the Parking Designation Pursuant to Covenants Applicable to McAlister Plaza, recorded in said RMC

(continued on reverse) * 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 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 9th day of November, 1973.

SIGNED, sealed and delivered in the presence of:
George W. Smith, Jr. (SEAL)
Mrs. Hanna B. King (SEAL)
Janice Chapman (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 9th day of November 1973.

Notary Public for South Carolina (SEAL) Janice Chapman
My commission expires 12-16-80

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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 9th day of November, 1973
Dorothy M. Smith (SEAL)

Notary Public for South Carolina (SEAL)
My commission expires 12-16-80 (CONTINUED ON NEXT PAGE)

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

BRIT 0

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