

State of South Carolina

TITLE TO REAL ESTATE

GREENVILLE COUNTY

Know All Men by These Presents:

That Wade Hampton Enterprises, a limited partnership, hereafter referred to as Grantor, in consideration of the sum of Ten (\$10.00) & assumption of mortgage DOLLARS, paid to Grantor by First Piedmont Mortgage Co., Inc., a South Carolina corporation, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, their successors and assigns, forever:

ALL that piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina, on the northwestern side of Wade Hampton Boulevard and having, according to a plat prepared by Carolina Engineering and Surveying Company, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Wade Hampton Boulevard at the joint corner of property owned by Wade Hampton Enterprises and Fidelity Federal Savings and Loan Association and running thence along the joint line of said property N. 47-0 W. 200 feet to an iron pin; thence N. 47-00 W. 298.3 feet to an iron pin on the southeastern side of a new cut street; thence along the southeastern side of said new cut street N. 43-0 E. 249.8 feet to an iron pin; thence S. 46-55 E. 499.3 feet to an iron pin on the northwest side of Wade Hampton Boulevard; thence along said Boulevard S. 43-14 W. 248.7 feet to the point of beginning.

- 271- P14-1- 8B, 8C, 8D NOTED

Together with all rights and privileges of the grantor under a Cross Easement and Parking Agreement with Fairlane/Litchfield Company, Inc. recorded in the RMC Office for Greenville County in Deed Book 991, at Page 60.

This property was acquired by the Grantors by Deed recorded in Deed Book 911 at Page 564. This conveyance is made subject to that certain mortgage granted to First Piedmont Mortgage Co., Inc. by Wade Hampton Enterprises, a limited partnership, dated September 25, 1974, recorded in Mortgage Book 1323 at Page 365, having a present outstanding principal balance of \$458,370.18. Said Mortgage was assigned to North Carolina National Bank, as Agent under a Revolving Credit Agreement between First Piedmont Mortgage Co., Inc., North Carolina National Bank, and certain

(\*on back)

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 26th day of April 1976

WADE HAMPTON ENTERPRISES, A LIMITED PARTNERSHIP

By: C. Otto White, Jr., General Partner (Seal)

By: Joann B. Jones, General Partner (Seal)

By: C. Otto White, Jr., President (Seal)

By: Joann B. Jones, Grantor Secretary (Seal)

Signed, Sealed and Delivered in the Presence of

Grande R. Joch (Seal)
Patricia J. Jurey (Seal)

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

26th day of April, 1976
Grande R. Joch (Seal)
Notary Public for South Carolina

My Commission expires 5/15, 1979

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Patricia J. Jurey, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

day of 1976
Notary Public for South Carolina

My Commission expires 1979

Recorded this day of 1976 at M., No.

4328 RV-23