

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that First Piedmont Mortgage Company, Inc.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of South Carolina, in consideration of Ten Dollars (\$10.00)
and other valuable consideration-----

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain sell and
release unto Park Avenue Associates, a South Carolina partnership, its
successors and assigns, forever:

ALL that piece, parcel or lot of land lying, being and situate on the
northern side of Park Avenue in the City of Greenville, County and
State aforesaid, being shown as parcel number 1, containing 0.88 acres,
more or less, on plat entitled "Survey for First Piedmont Mortgage
Company, Inc." prepared by Enwright Associates, Engineers, dated
December 11, 1973, recorded in the RMC Office for Greenville County
in Plat Book 5B at Page 56, and having, according to said plat, the
following metes and bounds to-wit:

BEGINNING at an iron pin at the Northeastern intersection of Park Avenue
and Bennett Street and running thence along and with the Eastern side of
Bennett Street, N. 18-16 E. 114.92 feet to an iron pin; thence continuing
along the Eastern side of said Street, N. 13-20 E. 12.74 feet to an iron pin;
thence S. 71-59 E. 95 feet to an iron pin; thence N. 18-01 E. 38.5 feet to an
iron pin; thence S. 71-59 E. 89.5 feet to an iron pin at the joint rear corner
of Parcels 1 and 2 as shown on the aforesaid plat; thence running along
and with the joint property line of said two parcels, S. 10-33 E. 129.92
feet to an iron pin; thence continuing along the joint property line of
said two lots, S. 28-31 W. 96 feet to an iron pin on the Northern side of
Park Avenue; thence running along and with the Northern side of Park Avenue,
N. 61-29 W. 232.50 feet to the point of beginning.

The property transferred herein is subject to that certain mortgage
given by First Piedmont Mortgage Company, Inc. to Liberty Life Insurance
Company, covering subject property and an adjacent parcel, dated
December 21, 1973, recorded in Mortgage Book 1298 at Page 203 on
December 21, 1973, having a present outstanding principal balance of
\$175,659.35.

Derivation: This property was conveyed to the Grantor by means of
several deeds: (1) deed from T. Walter Brashier and W. Glenn Hawkins,
Dated July 1, 1972, recorded July 5, 1972, in Deed Book 947 at Page 568;
(2) deed of T. Walter Brashier dated February 5, 1973, recorded
February 8, 1973 in Deed Book 967, at Page 33; (3) Deed of W. Glenn Hawkins,
dated June 26, 1973, recorded July 12, 1973 in Deed Book 979 at Page 105. (on back)

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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized
officers, this 5th day of December 1977.
SIGNED, sealed and delivered in the presence of:

2 DEOS 77
251
James D. Johnston
James N. Carrington

FIRST PIEDMONT MORTGAGE COMPANY, INC. (SEAL)
A Corporation
By: *James Johnston*
President
Neal Max Fisher
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as its 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 5th day of December 1977.

2.5001
Notary Public for South Carolina
My commission expires: 5/14/78
James D. Johnston (SEAL)

James D. Johnston

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

37-1-7

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