

P.O. 81 2297

HORTON, DRAWDY, HAGINS, WARD & JOHNSON, P.A. 307 PETTIGRUE STREET, GREENVILLE, S.C. 29603

FILED

STATE OF SOUTH CAROLINA

DEC 1 10 43 AM '80

COUNTY OF GREENVILLE

JOHN H. BANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Governors Square Associates, a S. C. General Partnership consisting of R. E. Gregory & Co., Ltd., and Peace Realty Company, Inc.

in consideration of One and 00/100 (\$1.00) Dollar and distribution of partnership assets, and assumption of one-half of mortgage indebtedness set out 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 Peace Realty Company, Inc., its successors and assigns, forever:
AN UNDIVIDED ONE-HALF (1/2) INTEREST, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 20-A as shown on plat entitled Doyle R. Peace and Dover Townhouses #20, dated September 22, 1980, prepared by R. B. Bruce, RLS, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 8-J at Page 24, and as more fully described in Master Deed recorded in the RMC Office for Greenville County, S. C. in Deed Book 1116, at Page 244 on November 16, 1979.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

This is a portion of the property conveyed to the grantor herein by deed of Alvie J. Grace and Marie Grace, dated September 22, 1980, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1134, at Page 736, on October 2, 1980. — 11-201-538.12-1-20 NOTE

The grantee herein assumes and agrees to pay one-half (1/2) of the balance due on that certain mortgage given by Imperial Properties, Inc. to Carolina Federal Savings & Loan Association, in the original principal sum of \$43,900.00, dated February 22, 1974, and recorded in the RMC Office for Greenville County, S.C. in Mortgage Book 1302, at Page 536, the principal balance due on this mortgage being \$20,006.99.

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 31st day of

October 19 80
GOVERNORS SQUARE ASSOCIATES, A S. C.
GENERAL PARTNERSHIP CONSISTING OF: (SEAL)

SIGNED, sealed and delivered in the presence of

R. E. Gregory & Co., Ltd. (SEAL)
By: [Signature] (SEAL)
Peace Realty Company, Inc. (SEAL)
By: [Signature] (SEAL)
Doyle R. Peace (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

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. Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s)

SWORN to before me this 31 day of October 19 80

[Signature] (SEAL)

Linda B. Osborne

Notary Public for South Carolina
My commission expires 7/30/90

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER
Not Necessary - Grantor a General Partnership

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

day of 19

(SEAL)

Notary Public for South Carolina
My commission expires 10/30/90

10:43 A. M., No. 16819

RECORDED this 1st day of 1980

538.12

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