

Grantor's Address:
2 Mallory Street
Greenville, SC

Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, P. A., Attorneys at Law, Greenville, SC

BOOK 1163 PAGE 332

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents: 451

That Schweigert Enterprises, a general partnership, hereafter referred to as Grantor, in consideration of the sum of One Dollar and no/100 and other valuable consideration (\$1.00) DOLLARS, paid to Grantor by Carl M. Roman, 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, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the western side of S.C. Highway 291, and being known and designated as the major portion of Lot No. 26 on plat of HOLMES ACRES, recorded in the RMC Office for Greenville County in Plat Book Z at Page 1, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of S.C. Highway 291, joint front corner of Lots 25 and 26 and running thence along the line of Lot 25, S. 52-39 E. 223.5 feet to an iron pin, joint rear corner of Lots 25 and 26; running thence S. 30-44 E. 20 feet to an iron pin; running thence S. 82.05 E. 213.9 feet to an iron pin on Mallory Street; thence along Mallory Street, N. 10-48 E. 107.3 feet to an iron pin on S.C. Highway 291; running thence along S.C. Highway 291, N. 40-12 W. 102 feet to an iron pin, the point of beginning.

12(271) 275-7-40

This being the same property conveyed to Grantor by deed of Janet L. Jacobsen recorded in Deed Book 1151 at page 298 on June 30, 1981, RMC Office for Greenville County.

This conveyance is made subject to the following mortgages:

(1) Mortgage from Janet L. Jacobsen to Citizens Building and Loan Association dated July 25, 1979, recorded in Vol. 1414, page 793, RMC Office for Greenville County, with an outstanding principal balance of \$25,407.81;

(2) Mortgage from Schweigert Enterprises, a general partnership, to Janet L. Jacobsen dated June 30, 1981, recorded in Book 1546, page 367, RMC Office for Greenville County, with an outstanding principal balance of \$21,975.98. This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way appearing on the property and/or of record. TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. 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 3rd day of March, 1982.

SCHWEIGERT ENTERPRISES, a general partnership (Seal)

Signed, Sealed and Delivered in the Presence of
As to Jonathan D. Schweigert

Jonathan D. Schweigert (Seal)
Jonathan D. Schweigert

1. Carl Claff
As to Paul C. Schweigert, Jr.
2. W. Alan Bridges
2. Gary Kennedy

Paul C. Schweigert, Jr. (Seal)
Paul C. Schweigert, Jr.
Being all of the partners of Schweigert Enterprises, a general partnership

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
3rd day of March, 1982
Carl Claff (Seal)

Notary Public for South Carolina
My Commission expires January 1, 1979

Jonathan D. Schweigert
GREENVILLE COUNTY DOCUMENTARY TAX
\$14.00

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Janet L. Jacobsen, 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 _____, 19____
____ (Seal)
Notary Public for South Carolina

My Commission expires January 1, 1979

Recorded this _____ day of _____

GREENVILLE COUNTY DOCUMENTARY TAX
\$07.70
MAR 1982
PB 10311

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