

CLLIE ... WORTH

KNOW ALL MEN BY THESE PRESENTS, that C. Dan Joyner & Co., 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

One and No/100 (\$1 00)----- Dollars,
and assumption of mortgage referred to below,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto Classic Homes, Inc., its 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, Austin Township, in the Town of Mauldin, containing 76.34 acres and
being shown as the Property of Poinsett Home Builders, Inc. on a plat prepared by Carolina
Engineering and Surveying Company dated May 4, 1967 and recorded in the R. M. C. Office
for Greenville County in Plat Book "UUU", at Page 19, and having, according to said plat, the
following metes and bounds to-wit: BEGINNING at a point on the northern side of Bethel Road
where Gilders Creek intersects said Road and running thence with said Creek the following
courses and distances, to-wit: N. 23-00 E. 242 feet; N. 63-00 E. 300 feet; N. 34-40 E. 673 feet;
N. 27-45 E. 172.5 feet to a black gum; thence N. 41-15 E. 1147 feet; thence S. 75-00 E. 100 feet
to a stake on the southern side of Gilders Creek; thence with the common line of property of the
grantor and that now or formerly of R. A. Hill S. 3-00 E. 800 feet to a point; thence S. 27-30
W. 233 feet to a point; thence S. 58-00 E. 622 feet to a point; thence with the common line of
Lewers and Brockman as follows: S. 27-44 W. 284.4 feet; S. 6-23 E. 534.3 feet; S. 5-07 E.
413.8 feet to the common corner of Property of Lucille B. Ellison; thence with the Ellison line
S. 89-30 W. 371 feet; thence continuing with the Ellison line N. 63-45 W. 893 feet; thence
crossing Bethel Road S. 31-00 W. 429 feet; thence with the common line of C. S. Verdin, Jr.
Property S. 29-11 W. 1200 feet to a point; thence N. 14-30 E. 574 feet to a point on Gilders
Creek; thence with the Creek N. 20-00 W. 560 feet; thence continuing with the Creek the line
N. 5-00 W. 573 feet to an iron pin on the northern side of Bethel Road, the point of beginning.

This conveyance is made subject to restrictions, easements and rights-of-way appearing
on record in the R. M. C. Office for Greenville County.

This deed is being given pursuant to a Resolution of the Board of Directors and stock-
holders of the grantor corporation authorizing said transfer.

The Grantor hereby assumes and expressly agrees to pay that certain mortgage given to
Cameron-Brown Company, dated May 9, 1968 and recorded in the R. M. C. Office for Greenville
County in Mortgage Book 1092, at Page 124, having a present balance of \$60,000.00.

This is that same property conveyed to the grantor by deed recorded in the R. M. C. Office
for Greenville County in Deed Book 843, at Page 272. Part of the above property has been cut-
up into Section 1 of Montclair Subdivision, plat of which is recorded in the R. M. C. Office for
Greenville County in Plat Book "WWW", at Page 13. Lots 4 and 5 of this property have been
previously deeded to the grantee and this deed is intended to convey all remaining lots on the
above plat as well as the remaining acreage which has not yet been developed, specifically
all of the property that the grantor received by deed recorded in Deed Book 843, at Page 272

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 9th day of October 1968

C. DAN JOYNER & CO., INC.

SIGNED, sealed and delivered in the presence of:

Chas. ...
Rebecca A. Daniel

A Corporation
By: C. Dan Joyner (SEAL)
President
P. ...
Secretary

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 the grantor's 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 9th day of October 1968

Chas. ... (SEAL)
Notary Public for South Carolina,
My Commission Expires 7/1/1970

Rebecca A. Daniel

100-1-583-1-1