

TITLE TO REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE F. ASHWORTH
S. C.

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For True Consideration See Affidavit
Book 32 Page 1

KNOW ALL MEN BY THESE PRESENTS, that We, C. Dan Joyner and P. Dayton Poole

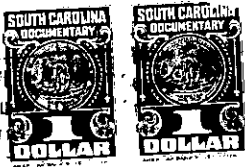
in consideration of -----One and No/100 (\$1.00)----- Dollars,
and other valuable consideration,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto C. Dan Joyner & Co., Inc., its successors and assigns, forever;

A perpetual easement across all of the paved or surfaced parking area surrounding the present office building on Lot 5 and a portion of Lot 6 of the Property of Robert H. Ramsey, said plat being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "HH", at Page 5, said lot being 100' x 175', and being situate at the southern corner of the intersection of South Carolina Highway 291 and Fisher Drive, for the purposes of ingress and egress to the property of the grantee, being known as a portion of Lot 6 and a portion of Lot 7 of the Property of Robert H. Ramsey as shown on a plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "HH", at Page 5, said lot being 100' x 175', and being adjacent to the above-described property of the grantor.

ALSO: The grantor does hereby grant, bargain and sell unto the grantee the perpetual right to use any of the paved or surfaced parking area surrounding the present office building, located on the above-described property of the grantors, for the purpose of parking.

ALSO: The grantors do grant, bargain and sell unto the grantee the perpetual use of the breezeway which is to be built connecting the building which is located on the above-described property of the grantors with the building which is being built on the above-described property of the grantee and, further, both the grantor and the grantee herein agree that neither will close this breezeway or in any other way make ingress and egress from one building to the other by the use of this breezeway impossible.

ALSO: The grantors herein do hereby grant to the mortgagee of that certain mortgage of even date herewith between C. Dan Joyner & Co., Inc. and the Southern Bank and Trust Company, recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1141, Page 369, its successors and assigns, the right to close off the above-described breezeway at said mortgagee's option in the event of foreclosure of the aforementioned mortgage.



Greenville County
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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 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 7th day of November 1969

SIGNED, sealed and delivered in the presence of:

Thomas O. Brissey
James R. Ashmore

C. Dan Joyner (SEAL)
C. DAN JOYNER
P. Dayton Poole (SEAL)
P. DAYTON POOLE
(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 7th day of November 1969.

L. O. Brissey (SEAL)
Notary Public for South Carolina.
My commission expires APRIL 7 1970

James R. Ashmore

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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 7th day of November 1969.
L. O. Brissey (SEAL)
Notary Public for South Carolina.
My commission expires

Katherine P. Joyner
Abbe Ann Poole

RECORDED this 10 day of November 1969 at 10:44 A. M., No. 11051