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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, Robert A. Clay, Receiver for First Carolina Fund, Inc.,

in consideration of Under Order of the U. S. District Court for the District of South Carolina, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Small Business Administration, an Agency of the United States of America, its successors and assigns forever:

ALL that certain piece, parcel or tract of land, with the buildings and improvements thereon situate, lying and being in Greenville County, South Carolina, Fairview Township, District 70, on the eastern side of the Neely Ferry Road, known as the Savage Place, bounded on the North by property of Frank T. and Rosalie McG. Neves, and D. C. Watson, on the east by property of D. C. Watson and H. E. Watson, on the south by property of A. H. Stewart Estate, and on the west by the Neely Ferry Road containing 160.09 acres, more or less, according to a Plat and Survey of C. M. Furman, Jr., Civil Engineer, dated February 5, 1926 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a stone in the center of the Neely Ferry Road at the corner of A. H. Stewart Estate lands, and running thence N. 51-3/4 E. 33.78 chains to a stone; thence N. 14 W. 38.91 chains to a dogwood; thence S. 54-1/2 W. 24.30 chains to a stone on or near the south fork of Rabuns Creek; thence S. 53 W. 15.65 chains to a red oak; thence S. 9 W. 19.00 chains to a black oak in or near the center of the Neely Ferry Road; thence with the center of the Neely Ferry Road, S. 47 E. 23.85 chains to the beginning corner.

The above described property is the same conveyed to the grantor herein by deed of Lewis W. Barron dated May 26, 1964 and is recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 750, at page 241.

There is expressly excluded from this conveyance that twenty (20) acres deeded by Lewis W. Barron and Virgil H. Barron to Carolina Poultry Company, Inc. dated November 29, 1963 and is recorded in said R. M. C. Office in Deed Book 737, at page 180.

There is a first mortgage on this property held by Fidelity Federal Savings & Loan Association of Greenville, S. C. in the original amount of \$30,000.00 which is dated January 9, 1964 and recorded in said R. M. C. Office in Mortgage Book 945, at page 467. Even though this is a form deed with a warranty clause, it is specifically understood that the grantor herein does not warrant title to the property, 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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 6th day of November, 1970

SIGNED, sealed and delivered in the presence of:

Robert A. Clay (SEAL)
Receiver for First Carolina Fund, Inc. (SEAL)

(SEAL)

(SEAL)

Cheryl R. Wyatt
Margaret H. Gallant

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 6th day of November, 1970

Margaret H. Gallant (SEAL)
Notary Public for South Carolina.
My Commission Expires: 7-16-80

Cheryl R. Wyatt

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

RENUNCIATION OF DOWER - NOT NECESSARY

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)' 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 _____

Notary Public for South Carolina.

RECORDED this 13th day of November 1970 at 4:23 P. M., No. #11658