

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D. S. C.
1 48 PM '72
OLLIE FARNSWORTH
R. M. C.

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KNOW ALL MEN BY THESE PRESENTS, that Threatt-Maxwell Enterprises, 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 Hundred Fifteen Thousand, Eight Hundred Forty and No/100 (\$115,840.00)-----Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

American Development Company, a partnership, their successors and assigns forever:

All those certain pieces, parcels, or lots of land situate, lying and being in the State of South Carolina, County of Greenville, as are more fully shown on a survey for American Development Corporation prepared by Piedmont Engineers and Architects, dated November 23, 1971, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the rear line of Lot 404, Belle Meade, Section 4, and running thence with the rear lines of Lots 404 through 416, inclusive, S. 32-57 W. 1059.95 feet to an iron pin at the joint rear corner of Lots 416 and 417; thence with the rear line of Lots 417 and 418, S. 33-03 W. 263.7 feet to an iron pin on the northern edge of Pine Creek Court; running thence S. 33-02 W. 221.8 feet to an iron pin; thence N. 85-31 W. 411 feet to an iron pin in the line of property of Richard Davis; thence with the line of said property, N. 31-23 E. 1038.26 feet to an iron pin in the line of property of Threatt-Maxwell Enterprises, Inc.; thence along the line of said property, N. 32-29 E. 535.81 feet to an iron pin; thence N. 32-27 E. 167.9 feet to an iron pin in the line of property of Threatt-Maxwell Enterprises; thence S. 57-03 E. 395.8 feet to the point of beginning. Said property is composed of a tract containing 13.72 acres and a tract containing 0.76 acre.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as the northern portion of Lot 406 of a subdivision known as Belle Meade IV according to plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book QQ at Page 103 and a portion of said property is also shown on a plat entitled "Property of Derby Heights" prepared by Webb Surveying and Mapping Company, dated March 1966, recorded in the R. M. C. Office for Greenville County in Plat Book MMM at Page 61 and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Pine Creek Court at the joint front corner of Lots 405 and 406 and running thence with the joint line of said lots, N. 57-42 W. 194 feet to an iron pin at the joint rear corner of Lots 405 and 406 and running thence with the rear line of Lot 406, S. 32-08 W. 40 feet to a point; running thence along a line through Lot 406, S. 57-42 E. 169 feet, more or less, to an iron pin located on the curvature of the intersection of Pine Creek Court and the portion of Lot 406 identified as "Street" in Plat Book MMM at Page 61 and running thence with the curvature of said intersection (OVER)

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 27th day of January 1972

SIGNED, sealed and delivered in the presence of:

THREATT-MAXWELL ENTERPRISES, (S.A.)
A Corporation INC.

Betty Cooper
Allen M. J. [Signature]

By: *J. C. Threatt*
President
C. M. Maxwell
Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, 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 27 day of January 1972

William M. Patterson
Notary Public for South Carolina, Notary Public, South Carolina State at Large
My Commission Expires Oct. 19, 1980

Allen M. J. [Signature]

RECORDED this _____ day of _____ 19____ at _____ M., No. _____

(Continued on next page)

159-112.3-1-12.2
OUT OF WQ 2.3-1-12.2
OUT OF WQ 2.3-1-12.2