

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

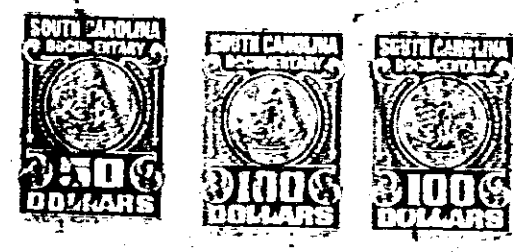
Know All Men by These Presents:

That Thomas L. Martin and Grace M. Phillips, hereafter referred to as Grantor, in consideration of the sum of Ten Dollars and other valuable consideration DOLLARS, paid to Grantor by Griffith Road Joint Venture, a South Carolina General Partnership 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 all their undivided one-half (1/2) interest in and to the property described hereinafter:

ALL that piece, parcel or lot of land situate, lying and being at the intersection of Congaree Road and Griffith Road in the County of Greenville, State of South Carolina, containing 20.85 acres, more or less, and having according to a survey for 385 Industrial Office Park, prepared by Piedmont Engineers, dated September 17, 1973, the following metes and bounds, to-wit:

BEGINNING at an old railroad spike located on the center line of Griffith Road south of the intersection of Congaree Road and Griffith Road and running thence S. 58-13 E. 232.00 feet along line of property heretofore conveyed to Grantors to an iron pin; thence continuing along the center line of Griffith Road S. 41-46 E. 328.05 feet to an iron pin at the southeastern edge of the curve of Griffith Road; thence turning and running along the center line of Griffith Road S. 43-44 W. 1278.25 feet to a railroad spike; thence continuing along the center line of Griffith Road S. 35-43 W. 122.42 feet to an iron pin; thence turning and running N. 27-10 W. 933.00 feet to an iron pin; thence turning and running N. 59-17 E. 109.34 feet to an iron pin; thence continuing N. 60-00 E. 1006.00 feet to an old railroad spike, the point of beginning.

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For True Consideration See Affidavit
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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 11th day of January, 19 74.

Signed, Sealed and Delivered in the Presence of

Edith H. Jefferys
John G. Jefferys
Anna C. Banfield

Thomas L. Martin (Seal)
Grace M. Phillips (Seal)
Grantor

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 11th day of January, 19 74
Edith H. Jefferys (Seal)
Notary Public for South Carolina
My Commission expires 11-17-79

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Eileen R. Martin, 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 11th day of January, 19 74
Edith H. Jefferys (Seal)
Notary Public for South Carolina
My Commission expires January 1, 1974

Recorded this JAN 22 1974 day of 19 at M., No.

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