

State of South Carolina GREENVILLE COUNTY TITLE TO REAL ESTATE

Know All Men by These Presents:

That Rocky Creek Realty Co., a partnership composed of Frank B. Halter, T. C. Threath and C. R. Maxwell hereafter referred to as Grantor, in consideration of the sum of Ten (\$10.00) Dollars and assumption of mortgages XXXXXX, paid to Grantor by Old Mill Properties, a South Carolina 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, its successors and assigns;

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, Austin Township, as shown on a plat entitled "Property of Rocky Creek Realty Co.", prepared by Piedmont Engineers, Architects and Planners, dated September 29, 1973, and recorded in the R.M.C. Office of Greenville County in Plat Book SF at Page 61, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of the right-of-way of U. S. Highway 276 at the joint corner of subject property and property now or formerly owned by the C. F. Sauer Co.; thence along the line of said property of C. F. Sauer Co. N. 15-13 E. 195.49 feet to an iron pin; thence N. 15-11 E. 500.24 feet to an iron pin, said iron pin being located along the center line of the 200 foot right-of-way of Seaboard Coast Line Railroad which traverses the western portion of subject property; thence N. 15-12 E. 384.0 feet to an iron pin located on the south-western side of the right-of-way of Old Mill Road; thence along said right-of-way S. 61-14 E. 391.17 feet to an iron pin; thence S. 58-56 E. 370.16 feet to an iron pin; thence along the line of property formerly owned by Louise L. Coleman S. 31-31 W. 627.62 feet to an iron pin located at a branch; thence following said branch as the line, the traverse of which is as follows: S. 13-28 E. 138.75 feet to an iron pin, thence S. 13-30 E. 299.57 feet to an iron pin, thence S. 21-40 E. 113.35 feet to an iron pin, thence S. 43-45 E. 164.30 feet to an iron pin located at said branch and on the line of property formerly owned by Hettie S. Gresham; thence along the line of said property of Gresham S. 40-04 W. 268.52 feet to an iron pin located on the line of other property now or formerly owned by the C. F. Sauer Co.; thence along the line of said property of the C. F. Sauer Co. N. 50-20 W. 658.70 feet to an iron pin; thence S. 79-25 W. 31.64 feet to a railroad spike in the center line of the aforesaid railroad right-of-way; thence S. 79-25 W. 88.65 feet to a railroad spike located within the aforesaid railroad right-of-way and on the eastern side of the right-of-way of said U. S. Highway (SEE BACK OF DEED)

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 7th day of June

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses.

ROCKY CREEK REALTY CO. (a partnership) By: Frank B. Halter by His Attorney (Seal) By: T.C. Threath (partner) (Seal) By: C.R. Maxwell (partner) (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

7th day of June, 1974

Notary Public for South Carolina

My Commission expires 1975

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER (Grantor is Partnership)

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. [Name] 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

day of 19

Notary Public for South Carolina

My Commission expires 19

Recorded this day of 19 at M. No.

(CONTINUED ON NEXT PAGE)

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In-Fact, James M. Shoemaker, Jr. (partner)

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