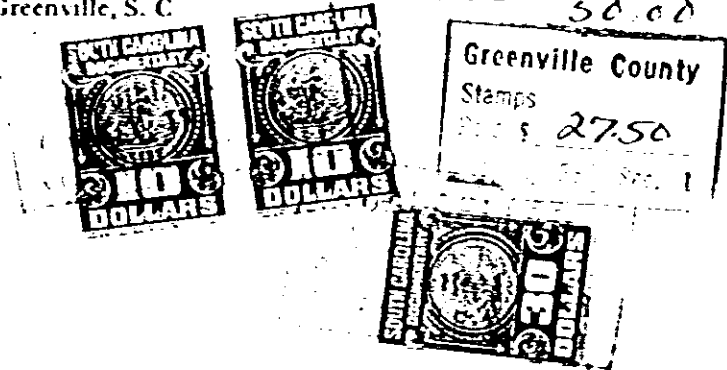


TITLE TO REAL ESTATE -- Mann, Foster, & Richardson, Attorneys at Law, Greenville, S. C.

Vol 1012 P. 614 50.00

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE



KNOW ALL MEN BY THESE PRESENTS, that I, H. T. Sears, Jr.

in consideration of -----Twenty Five Thousand and No/100 (\$25,000.00)----- Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Brooks R. Prince and Doris C. Prince, their heirs and assigns, forever; ALL MY UNDIVIDED ONE-HALF INTEREST IN AND TO:

All that piece, parcel or tract of land situate in the County of Greenville, State of South Carolina just off S. C. Highway No. 106 (also known as Piedmont Golf Course Road) and containing 4.24 acres as shown on plat of Property of Brooks R. Prince prepared by Dalton & Neves Co., Engineers, dated April, 1974, and recorded in the RMC Office for Greenville County in Plat Book 5-H, at Page 84, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the southern bank of a lake, which point is located as follows: Beginning at an iron pin on the southern side of S. C. Highway No. 106 at the joint corner of property of Sears, Prince and S-D Land Corp. with Willow Pond Subdivision and running thence S. 17-30 W. 169.5 feet to an iron pin and running thence S. 20-34 W. 1002.4 feet to an iron pin, the point of beginning of the property herein described; thence around the perimeter of the property herein conveyed S. 2-03 E. 500 feet to an iron pin; thence S. 88-00 W. 350 feet to an iron pin; thence N. 7-52 W. 398.8 feet to an iron pin; thence N. 22-59 E. 90.4 feet to an iron pin; thence along the edge of the Lake, the following traverse courses and distances: N. 76-59 E. 147.9 feet to an iron pin and N. 89-57 E. 207 feet to the point of beginning. Said property line runs all the way to said Lake with full Lake privileges.

Also, a fifty (50) foot right-of-way for ingress and egress from the point designated on said plat as "Conc. Drive" across the Dam and along the existing drive in a northerly direction out to S. C. Highway No. 106.

This right-of-way is nonexclusive from S. C. Highway No. 106 down to the northern end of the Dam and is an exclusive right-of-way across the Dam to the 4.24 acre tract.

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 assigns against the grantor(s) and the grantor(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 30th day of December 1974.

SIGNED, sealed and delivered in the presence of

H. T. Sears, Jr. (SEAL)
H. T. SEARS, JR.

John B. Mann
Patricia S. Rowden

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 30th day of December 1974.

John B. Mann (SEAL)
Notary Public for South Carolina
My commission expires: 5/19/79

Patricia S. Rowden

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER GRANTOR UNMARRIED

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
day of December 1974.

(SEAL)
Notary Public for South Carolina
My commission expires: 5/19/79

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

(CONTINUED ON NEXT PAGE)

0647

4328 RV-2