

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

This Ellison D. Smith, III and Louise C. Smith hereafter referred to as Grantor, in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations paid to Grantor by Caper House, Inc. 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 that certain piece, parcel or tract of land containing 17.49 acres near the intersection of State Highway 14 and Batesville Road and being a portion of property shown on plat of property of Ellison D. Smith, III and Louise C. Smith prepared by Tri-State Surveyors, December 27, 1973 recorded in the Office of the RMC for Greenville County in Plat Book 5-F at Page 13 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin in the center of State Highway Number 14, joint front corner of the property described herein and property now or formerly of Danny Satterfield and running thence with the center line of State Highway Number 14 the following courses and distances: N. 41-46 E. 157 feet; N. 41-38 E. 100 feet; N. 40-50 E. 100 feet; N. 40-00 E. 100 feet; N. 39-00 E. 100 feet to an iron pin; thence S. 60-50 E. 762 feet to the center of the Enoree River and running thence with the center line of the Enoree River the traverse lines of which are as follows: S. 15-20 W. 280 feet; S. 0-13 W. 345 feet; thence leaving the Enoree River and running S. 19-44 W. 323.4 feet to an iron pin at the edge of the cemetery as shown on said plat; and running thence S. 50-54 W. 177.7 feet to an iron pin in the center of Batesville Road; thence N. 46-12 W. 410 feet to an iron pin in the center line of Batesville Road; thence continuing with the center line of Batesville Road N. 46-42 W. 216 feet to an iron pin; thence turning and running N. 54-18 E. 251 feet to an iron pin; thence N. 47-42 W. 574 feet to an iron pin at the center line of State Highway Number 14, the point of beginning.

Being a portion of the property conveyed to Grantors by Deed January, 1974 recorded in the Office of the RMC for Greenville County in Deed Book 1300 at Page 850.

The foregoing conveyance is subject to that certain mortgage given by Ellison D. Smith, III and Louise C. Smith to Bessie H. DeCamps, et.al. on January 31, 1974 (continued on back)

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 15th day of January, 1975

Signed, Sealed and Delivered in the Presence of Elizabeth A. Wood for True Consideration See Affidavit Ellison D. Smith, III (Seal)
Book 39 Page 468 Louise C. Smith (Seal)

Elizabeth A. Wood
Wm. H. Carmon
Greenville County
Stamps 77.00
Act No. 350 Sec. 1
SOUTH CAROLINA DOCUMENTARY 30 DOLLARS
SOUTH CAROLINA DOCUMENTARY 30 DOLLARS
SOUTH CAROLINA DOCUMENTARY 30 DOLLARS
SOUTH CAROLINA DOCUMENTARY 30 DOLLARS
SOUTH CAROLINA DOCUMENTARY 5 DOLLARS

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 15th day of January, 1975
Elizabeth A. Wood (Seal)
Notary Public for South Carolina

My Commission expires January 1, 1975 5/6/75
STATE OF SOUTH CAROLINA, GREENVILLE COUNTY
RENUNCIATION OF DOWER
SOUTH CAROLINA DOCUMENTARY 5 DOLLARS
SOUTH CAROLINA DOCUMENTARY 5 DOLLARS

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Louise C. Smith 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 15th day of January, 1975
Elizabeth A. Wood (Seal)
Notary Public for South Carolina

My Commission expires January 1, 1975 5/6/75
Recorded this _____ day of _____ 19____ at _____ M., No. _____

(CONTINUED ON NEXT PAGE)

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