

State of South Carolina,
County of Greenville

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KNOW ALL MEN BY THESE PRESENTS That Yeargin Construction Company, Inc. (formerly YCC, Inc.)

a corporation chartered under the laws of the State of South Carolina

and having its principal place of business at Greenville

in the State of South Carolina

for and in consideration of the

sum of Two Hundred Ten Thousand Five Hundred and No/100

(\$210,500.00)----- dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Nall and Coleman, a South Carolina partnership, its successors and assigns forever:

All that piece, parcel or tract of land situate, lying and being on the northern side of the terminus of Pride Drive near the City of Simpsonville, in the County of Greenville, State of South Carolina, being known and designated as Tract No. 2, Simpsonville Industrial Park, containing 14.92 acres as shown on a plat entitled "Simpsonville Industrial Park", prepared by Blackwood Associates, dated February 14, 1975, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of the terminus of Pride Drive and running thence S. 80-41 W. 5.9 feet to an iron pin; thence N. 71-51 W. 470.4 feet to an iron pin; thence N. 8-07 E. 417.9 feet to an iron pin on or near the bank of a creek; thence with the center of the creek as the line and having a traverse line as follows: N. 27-34 E. 99.9 feet to a point, N. 42-29 E. 194.1 feet to a point, N. 79-16 E. 155.1 feet to a point, S. 87-06 E. 159.2 feet to a point, N. 42-05 E. 186.1 feet to a point, N. 59-24 E. 132.8 feet to an iron pin in the line of property now or formerly of A. K. Ramsey; thence with the line of the property of Ramsey, S. 9-18 E. 950.0 feet to an iron pin; thence S. 80-41 W. 443.1 feet to an iron pin on the eastern side of the terminus of Pride Drive; thence with the terminus of Pride Drive, S. 80-41 W. 50.8 feet to the point of beginning.

Together with an easement over Pride Drive as shown on the plat referred to hereinabove extending in a southerly direction from the property herein conveyed to S. C. Highway No. 14. The easement herein conveyed is for the purpose of ingress to, and egress from, and is appurtenant to, the premises of the grantee herein, its successors and assigns forever.

The grantee herein covenants and agrees that without compensation, it will execute any documents required should the grantor ever wish to dedicate Pride Drive to a public authority.

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