

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

APR 12 2 29 PM '76

VOL 1034 PAGE 527

DONNIE S. TANKERSLEY
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that I, James H. Thompson

in consideration of Twenty-two Thousand Seven hundred sixty-eight and 93/100 (\$22,768.93)--- Dollars, plus the assumption of the mortgage indebtedness as set out below herein the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

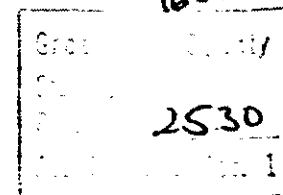
Carolina Christian Broadcasting, Inc., its successors and assigns, forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in Greenville County, South Carolina, on the Northern side of Rutherford Road (Old U.S. 29), being known and designated as Lot 6 of Mountain Ridge Industrial Park as shown on a plat thereof prepared by Freeland and Associates, dated February 24, 1975, recorded in the R. M. C. Office for Greenville County in Plat Book 5-L at page 3. Reference to said plat is hereby craved for a metes and bounds description thereof.

Together with an easement fifty (50) feet in width, as shown on the aforementioned recorded plat, extending for the entire length of the Eastern side of the above described lot from the Northern side of the right of way of Rutherford Road, (Old U.S. 29). It is the intent of the Grantor and Grantee herein that said easement is and shall be a non-exclusive, perpetual and freely transferable, transmissible, assignable, alienable easement in gross for commercial purposes which shall run with the above described property.

The subject property is the same property which was conveyed to the Grantor by Deed of R. D. Garrett recorded in Deed Book 1028 at page 745.

As a part of the consideration herein the Grantee agrees to assume and pay the balance due on that certain mortgage to Greer Federal Savings And Loan Association recorded in the R. M. C. Office for Greenville County in Mortgage Book 1355 at page 929 and having a current balance of \$67,231.07.



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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 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 7TH day of APRIL, 1976

SIGNED, sealed and delivered in the presence of:

[Signature]
[Signature]

[Signature] (SEAL)
JAMES H. THOMPSON

_____ (SEAL)

STATE OF SOUTH CAROLINA }
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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 7TH day of APRIL 1976.

[Signature] (SEAL)
Notary Public for South Carolina.

My commission expires 8-14-79

[Signature]

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 12TH day of APRIL 1976
[Signature] (SEAL)
Notary Public for South Carolina.

My commission expires 8-14-79

[Signature]

RECORDED this APR 12 1976 19 at 2:29 P. M., No. 26114

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