

HORTON, DRANDY, MARCHBANKS, ASHMORE, CHAPMAN &amp; BROWN, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }John J. Martin, Jr.  
2305 Augusta Street  
Greenville, S. C.

KNOW ALL MEN BY THESE PRESENTS, that Martin-Wright Associates, a general partnership organized and existing under the Uniform Partnership Act of South Carolina -----

In consideration of One and No/100 (\$1.00) and the assumption of mortgaged indebtednesses as Dollars  
set forth below -----  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain,  
sell and release unto John J. Martin, Jr., his heirs and assigns forever:

ALL that piece, parcel or tract of land containing 4.05 acres, situate, lying and being on the western side of the Laurens Road in the City of Greenville, Greenville County, South Carolina being shown and designated as Tract No. A on a plat of the property of Malcolm L. Buehler made by Robert R. Spearman, surveyor, dated June 20, 1973 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5-R at Page 31 and having, according to said plat, the following metes and bounds, to-wit:

- 599 - 272 - 1 - 7 NOTED  
BEGINNING at a point on the southwesterly edge of the right of way of the Laurens Road, said point being located S. 25-44 E., 312 feet from the intersection of the southwesterly edge of said right of way with the center line of East Parkins Mill Road, and running thence along the southwesterly side of the right of way of Laurens Road, S. 25-44 E., 230 feet to an iron pin; thence S. 64-16 W., 725.7 feet to an iron pin; thence along the line of property now or formerly owned by J. W. Brandt and L. E. Joyner, N. 21-50-30 W., 262.45 feet to an iron pin; thence along the line of property now or formerly owned by Lottie Kellett, Mitchell Kate and Ralph T. Kellett, et al, N. 66-50-30 E., 708.6 feet to an iron pin, the point of beginning.

Together with the Grantor's right, title and interest in and to that certain lease between the Grantor herein and J. P. Stevens &amp; Co., Inc. a memorandum of which is recorded in the R.M.C. Office for Greenville County in Deed Book 986 at Page 353, for a term of 20 years which has been assigned to Aiken-Speir, Inc. by document recorded in Deed Book 1307 at Page 255 and subsequently reassigned to Western and Southern Life Insurance Company by document recorded April 22, 1974 in Deed Book 1307 at Page 783.

As consideration for the within transfer the Grantee herein assumes and agrees to pay in full the entire unpaid balances due on those certain mortgages of real estate to Bankers Trust of South Carolina dated May 26, 1975, recorded in REM Book 1340 at Page 254 in the original amount of \$43,079.50 and mortgage dated May 26, 1975 recorded in REM Book 1340 at Page 258 in the original amount of \$482,688.22.

This conveyance is subject to that certain open-end mortgage given by the Grantor herein to Bankers Trust of South Carolina recorded October 18, 1973 in REM Book 1293 at Page 317 in the original amount of \$665,000.00, as amended by a First Amendment dated the 29th day of March, 1974, recorded in the R.M.C. Office for Greenville County, South Carolina on April 15, 1974 at 4:33 o'clock p.m. in Mortgage Book 1307 at Page 249, assigned by Bankers Trust of South Carolina, N. A. to Aiken-Speir, Incorporated by instrument of Assignment dated April 15, 1974 recorded in the R.M.C. Office for Greenville County, South Carolina on April 15, 1974 at 4:43 o'clock p.m. in Mortgage Book 1307 at Page 255, subsequently assigned to Western &amp; Southern Life Insurance Company by assignment recorded April 22, 1974 in Book 1307 at Page 783.

This is a portion of the property conveyed to the Grantor herein by deed of Malcolm L. Buehler recorded in the R.M.C. Office in Deed book 977 at Page 11 on June 15, 1973 and deed of Star Enterprises, Inc. recorded in the R.M.C. Office in Deed Book 978 at Page 243 on July 3, 1973.

This conveyance is made subject to all easements, conditions covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.