

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

STATE OF SOUTH CAROLINA } Dolphin Enterprises
 COUNTY OF GREENVILLE } Box 10167
 Greenville, South Carolina 29603

KNOW ALL MEN BY THESE PRESENTS, that John J. Martin, Jr. -----

In consideration of Ninety Thousand and No/100 (\$90,000.00) -----dollars
 (and subject to the mortgage hereinbelow set forth) -----
 the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain,
 sell and release unto Dolphin Enterprises, a general partnership, its successors 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

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 & 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.

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 & Southern Life Insurance Company by assignment recorded April 22, 1974 in Book 1307 at Page 783.

This is the same property conveyed to the grantor herein by deed of Martin-Wright Associates, a general partnership recorded in the R.M.C. Office for Greenville County on February 5, 1977 in Deed Book 1050 at Page 110.

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.

