

P. O. Box 625  
Greenville, S. C. 29602

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DEED TO REAL ESTATE - INDIVIDUAL FORM 1071-2006-011, P.A., Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that T. COOPER JAMES,

in consideration of Four Thousand Five Hundred and no/100ths (\$4,500.00) ----- Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto FRONTIER ELECTRONICS, INC., its successors and assigns, forever:

ALL my right, title and interest, the same being an undivided one-half interest in and to the following described property:

ALL that piece, parcel or tract of land, situate, lying and being on the northeastern side of U. S. Highway No. 25 (Poinsett Highway), near the intersection thereof with the access road to the Old Buncombe Road, in Paris Mountain Township, Greenville County, South Carolina, being a portion of the James C. Jannino Estate, on a plat recorded in the RMC Office for said County and State in Plat Book TT at page 85 and being shown as Lot No. 5 on a plat of the Property of Frontier Electronics made by Jones Engineering Service, dated August 29, 1974, revised February, 1977, and having according to said plat the following metes and bounds, to-wit:

*P-432-3-10*  
*- 312 OUT OF 432-3-14*

BEGINNING at an iron pin on the northeastern side of the right of way of U. S. Highways No. 276 and 25 (Poinsett Highway) at the corner of property known as Lot No. 4 owned by Frontier Electronics, and running thence along the common line of Lots Nos. 4 and 5, N. 13-45 E., 377.9 feet to an iron pin on the northeastern side of said 20 foot access road; thence along the northeastern side of said 20 foot access road, S. 52-52 E., 125.7 feet to an iron pin; thence S. 33-08 W., 347.7 feet to an iron pin on the northeastern side of the right of way of U. S. Highways No. 276 and 25, the point of beginning.

The above property is a portion of the same property conveyed to the Grantor by deed of Caine Realty and Mortgage Company, Incorporated, recorded Weptember 22, 1972, in Deed Book 956 at page 5, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantee agrees and assumes to pay Greenville County property taxes for the tax year 1977 and subsequent years.

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 assigns against the grantor(s) and the grantor'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 4<sup>th</sup> day of March 19 77

Signed, sealed and delivered in the presence of:

*[Signature]* T. Cooper James (SEAL)

*[Signature]* (SEAL)

STATE OF NORTH CAROLINA  
COUNTY OF Guilford

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 4th day of March 19 77

*[Signature]* (SEAL)

Notary Public for North Carolina  
My commission expires: 9 December 1981

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wivest) 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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 4th day of March 19 77

*[Signature]* (SEAL)

Notary Public for North Carolina  
My commission expires: 9 December 1981

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ at \_\_\_\_\_ M. No. \_\_\_\_\_

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