

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

TITLE TO REAL ESTATE - INDIVIDUAL FORM Dillard & Mitchell, P.A., Greenville, S. C.

1052 743

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

KNOW ALL MEN BY THESE PRESENTS, that JACK GUMBIN and LOUISE GUMBIN, as Trustees for Neal Gumbin, under written Agreement dated December 27, 1976 in consideration of Two Thousand Two Hundred Fifty and no/100ths (\$2,250.00) 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 our right, title and interest, the same being an undivided one-fourth 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 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: - 312 - 432 - 3 - 16 -

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 a 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. Highway No. 276 and 25, the point of beginning.

The above property is a portion of the same property conveyed to the Grantors by deeds of Jack Gumbin, recorded December 30, 1976 and January 6, 1977, in Deed Book 1048 at page 928 and Deed Book 1049, page 221, 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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns against the grantor(s) and the grantor(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 8th day of March 1977 Signed, sealed and delivered in the presence of:

Charles Owen
W.M. [unclear]

Jack Gumbin (SEAL)

Louise Gumbin
Louise Gumbin (SEAL)

STATE OF ~~SOUTH CAROLINA~~ ^{ARIZONA} PROBATE written Agreement, dated 12/27/76
COUNTY OF ~~GREENVILLE~~ ^{Pima} as Trustees for Neal Gumbin, under

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(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 8th day of March 1977

[Signature] (SEAL)
Notary Public for ~~South Carolina~~ ^{ARIZONA}
My commission expires: ~~June 10, 1978~~

Charles Owen

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER UNNECESSARY

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GREENVILLE
COUNTY

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SOUTH CAROLINA COUNTY DOCUMENTARY TAX
\$ 02.75

Notary Public for South Carolina
My commission expires:

RECORDED this MAR 16 1977 day of 19 at 10:45 A. M. No. 21113

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