

Grantee's address: 41 West Golden Strip Drive, Mauldin, S.C. 29662

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VOL 1059 PAGE 870

State of South Carolina

TITLE TO REAL ESTATE

GREENVILLE COUNTY

Known All Men by These Presents:

That Max M. Heller

hereafter referred to as Grantor, in consideration of the sum of - - Fifty-five Thousand and no/100 - - (\$55,000.00) - DOLLARS, paid to Grantor by William J. Alexander, III and Claudine M. Alexander hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee s, William J. Alexander, III and Claudine M. Alexander, their heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being in Austin Township, near Simpsonville, Greenville County, South Carolina, at the intersection of Neely Ferry Road and Frontage Road No. 2, containing 3.55 acres, more or less, according to plat of property of Max M. Heller, prepared by W.R. Williams, Jr., R.L.S., dated June 22, 1977, and recorded in the Office of the R.M.C. for Greenville County in Plat Book 6-E, Page 27, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of Neely Ferry Road and Frontage Road No. 2., and running thence along said Frontage Road the following courses and distances: N. 60-56 E. 181.5 feet to an iron pin; N. 66-13 E. 55.3 feet to an iron pin; N. 75-52 E. 44.7 feet to an iron pin; N. 84-35 E. 45.1 feet to an iron pin; S. 87-03 E. 45.1 feet to an iron pin; S. 78-16 E. 45 feet to an iron pin; S. 69-39 E. 45 feet to an iron pin; S. 61-02 E. 45 feet to an iron pin; S. 50-24 E. 65.9 feet to an iron pin; S. 43-52 E. 102.4 feet to an iron pin at the joint corner of property herein conveyed and property now or formerly of Barbecue King, Inc.; thence turning and running along the line of Barbecue King, Inc., S. 59-17 W. 591.4 feet to an iron pin on the northeastern edge of the right of way of Neely Ferry Road; thence turning and running along Neely Ferry Road, N. 13-24 W. 350.5 feet to the point of beginning.

This property is subject to all restrictions, easements and rights of way, if any, affecting the above described property.

This is a portion of the property conveyed to the grantor herein by deed of Marion Harris, dated May 1, 1967, and recorded on May 1, 1967, in the Office of the R.M.C. for Greenville County, South Carolina, in Deed Book 818 at Page 508 and by deed of Decorated Metal Manufacturing Company, Inc. dated November 20, 1968, and recorded Nov. 22, 1968, in Deed Book 856 at Page 503. TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 5th day of July

Signature of Max M. Heller, 19 77

Max M. Heller

Signed, Sealed and Delivered in the Presence of

Signatures of witnesses James L. Payne and W. Burgess

Seal and stamp: SOUTH CAROLINA COUNTY DOCUMENTARY TAX 110.00 PB. 11218

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

5 day of July 19 77

Signature of Notary Public for South Carolina

My Commission expires 10/19, 1980

Seal and stamp: SOUTH CAROLINA COUNTY DOCUMENTARY TAX 60.50 RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Trude S. Heller, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

5th day of July 19 77

Signature of Notary Public for South Carolina

My Commission expires 11/19, 1979

Signature of Trude S. Heller

Trude S. Heller

Recorded this JUL 5 1977 at 3:37 P. M. No. 3223

Handwritten notes: 293-1-72, 303-1-56

Vertical stamp: 0879

Vertical stamp: 4328 RV-21