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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that ESTATES, INC.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of

TEN and NO/100----(\$10.00)----- Dollars,
and assumption of mortgages described below:

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto DONALD D. LAUNIUS, his heirs and assigns, forever (one-fourth (1/4) interest) and L. R. WEMPE, as Trustee for Jerry R. Wempe and Ralph Ed Wempe, his successors and assigns, forever (three-fourths (3/4) interest):

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Austin Township, containing 24.25 acres, more or less, as shown on a plat entitled Property of D. J. Adams made by C. O. Riddle, October, 1957, recorded in the REC Office for Greenville County in Plat Book UU at page 38 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Ashmore Bridge Road, and running thence along the center of said road, N. 58-42 E. 764.3 feet to the intersection of Ashmore Bridge Road with Ranch Road; thence along the center of Ranch Road as follows: S. 47-07 E. 100 feet, S. 66-15 E. 200 feet, S. 52-17 E. 200 feet and S. 42-06 E. 687.1 feet; thence leaving said Road and running S. 6-24 W. 184.8 feet; thence S. 74-00 W. 922 feet; thence N. 37-00 W. 1,025.8 feet to the beginning point. Same property conveyed by Launius Enterprises, Inc. to Estates, Inc. by deed dated 4-22-66, and recorded in Deeds Vol. 797, page 138, 4-25-66. THIS conveyance is made subject to any restrictions, right-of-way, or easements that may appear of record, on the recorded plat(s), or on the premises, also including right-of-way given to Duke Power Co. in Deeds Vol. 932 at Page 205. (Bal. \$19,277.22.)

Mortgages assumed: To Southern Bank & Trust Co., Vol. 1029, page 155; To Lillis R. Wempe, Vol. 1029, page 373, Bal. \$11,812.50; and Donald D. Launius, Vol. 1401, page 246, Bal. \$24,292.15

TO HAVE AND TO HOLD all and singular, a three-fourths interest, the said premises before mentioned unto L. R. Wempe, Trustee, his successors and assigns, forever, in Trust, nevertheless, for Jerry R. Wempe and Ralph Ed Wempe; to hold the legal title; to lease and collect rents; to make improvements and necessary repairs; to mortgage; to sell the whole or any part thereof on such terms and conditions as he may see fit and to execute to the purchaser or purchasers thereof a good fee simple title thereto. The proceeds of such sale, after deduction of the costs thereof, to be applied to the benefit of the beneficiaries named above. The purchaser or purchasers shall not be required to see to the application of proceeds of such sale or sales made by the Trustee.

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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 does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s), and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 17th day of November 1977.

SIGNED, sealed and delivered in the presence of: ESTATES, INC. (SEAL)

By: Donald D. Launius President
Y. R. Wempe Secretary
Edward R. Hamer

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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, 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 17th day of November

Edward R. Hamer (SEAL) Donald D. Launius

Notary Public for South Carolina
My commission expires: ~~1978~~ 9-3-79

RECORDED this day of DEC 29 1977 at 11:10 A. M., No. 19451

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