

1071-30  
\*Grantee's ownership and title are conditional upon its continued use for its own purposes. However, it may convey by gift to other non-profit organizations or allow said organizations to use the subject property for educational, recreational, religious or other non-profit uses subject to the terms of these paragraphs. Should the Grantee sell the subject property for valuable consideration, fee simple title shall pass to any purchaser without any restriction or condition, provided the proceeds of the sale shall be divided as follows: The market value of the land itself shall be paid to Five Forks Baptist Church of Greenville County, S. C., or its successors and assigns and the market value of the improvements on the land shall be paid to Junior Achievement of Greenville, Inc., or its successors and assigns. In the event that Five Forks Baptist Church of Greenville County, S. C. and Junior Achievement of Greenville, Inc., are unable to agree on said division of proceeds then each party shall appoint an arbitrator at their expense and the two arbitrators shall appoint a third arbitrator at both parties expense and the decision of the three arbitrators shall be binding on all parties. No purchaser shall be required to see to the proper application of the proceeds of sale.

In the event the subject property is exchanged for another piece of property on which Junior Achievement of Greenville, Inc., relocates (as opposed to a cash sale of the property) the restrictions and conditions contained herein shall apply to the new property being substituted for the subject property.

The conditions and restrictions contained herein shall not apply against any mortgage that Junior Achievement of Greenville, Inc., or its successors and assigns shall place against the subject property, or any successor property that the subject property is exchanged for, and should any mortgagee(s) find it necessary to foreclose its mortgage or acquire a deed in lieu of foreclosure then the mortgagee or any successful bidder at a foreclosure sale shall acquire fee simple title to said property, free and clear of all conditions or restrictions. This shall also apply to any modifications or refinancing of any mortgage. It is the intention of the Grantor to convey his entire interest in the subject property and he retains no interest or title therein.

This is a portion of the property conveyed to the Grantor by the Deed of G. C. Gibson and P. R. Long, recorded in the Office of the RMC in Greenville County on May 10, 1946, in Deed Book 291 at Page 269.

RETURN TO WYCHE, BURGESS, FREEMAN & PARHAM  
DEC 30 1977  
STATE OF SOUTH CAROLINA

T. C. Vaughn

TO

Junior Achievement of  
Greenville, Inc.

## DEED

I hereby certify that the within Deed has  
been this 30th day of  
December A. D., 19 77 recorded  
in Book 1071 of Deeds, page 95  
at 2:02 o'clock P. M.

Register of Mesne Conveyance for  
Greenville County

I hereby certify that the within Deed has  
been this day of  
A. D., 19 recorded  
in Book of Deeds, page

Auditor for Greenville County

WYCHE, BURGESS, FREEMAN & PARHAM, P. A.

Attorneys at Law

44 East Camperdown Way  
Greenville, South Carolina

8.0 Acres R/W Howell Rd.

Grantor reserves a right-of-way and easement for drainage purposes, ten (10) feet in width, along the southern and eastern boundaries of the property described herein.

RECORDED DEC 30 1977 At 2:02 P.M.

19890