

Rt. 11 New Castle Hwy
Greenville S.C. 29611

State of South Carolina,

County of GREENVILLE

RECORDED VOLUME 1071 PAGE 171

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KNOW ALL MEN BY THESE PRESENTS That Carolina Sports Center, Inc.

a corporation chartered under the laws of the State of South Carolina

and having its principal place of business at Greenville

in the State of South Carolina

for and in consideration of the

sum of Sixty Thousand Two Hundred Fifty-Eight and 48/100ths-----

----- dollars,
and assumption of the mortgage indebtedness recited hereinbelow

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Clifton Spears, his heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being on the Northern side of S. C. Highway No. 123 in the County of Greenville, State of South Carolina being shown and designated as a 1.15 acre lot on a plat entitled "Property of Carolina Sports Center, Inc.", prepared by C. O. Riddle, dated November 28, 1972, recorded in the R.M.C. Office for Greenville County in Plat Book 4W at Page 80, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northern side of S. C. Highway No. 123 at the joint front corner of property herein conveyed and property now or formerly of the Whitmire Estate and running thence with the Whitmire Estate N. 25-18 E. 228.3 feet to an iron pin; thence continuing with said line N. 25-18 E. 55.45 to an iron pin; thence with the line of a 6.51 acre tract shown on said plat N. 86-49 E. 134.68 feet to an iron pin; thence continuing with the line of said 6.51 acre tract S. 2-20 E. 250 feet to an iron pin on the Northern side of S. C. Highway No. 123; thence with the Northern side of said Highway S. 86-49 W. 265.2 feet to the point of beginning.

The within conveyance is subject to such restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, as may affect the above described property.

This is a portion of the property conveyed to the grantor herein by deed of Alfred B. Robinson and W. Harry King dated March 31, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 940 at Page 369 on April 6, 1972.

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As a part of the consideration for the within conveyance, the grantee assumes and agrees to pay the balance due on that certain mortgage given by Carolina Sports Center, Inc. to Carolina Federal Savings & Loan Association in the principal amount of \$48,750.00 dated April 4, 1972, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1228 at Page 298 and having a present principal balance of \$12,741.52.

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