

Grantee's address: P. O. Box 516, Greenville, S. C. 29602

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE 40 390

KNOW ALL MEN BY THESE PRESENTS, that GENEVA B. JONES, J. D. BYARS, EDORA B. JONES FREEMAN, WADE M. BYARS, JR. AND RALPH JOSEPH BROWN, JR., in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto PARAMOUNT DEVELOPERS, INC., ITS SUCCESSORS AND ASSIGNS FOREVER:

ALL that piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina containing 22.47 acres on the southern side of Woodruff Road, being shown and designated on a plat entitled Property of W. M. Byars Estate dated February 5, 1978 by Freeland & Associates recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6M Page 18 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Woodruff Road near the intersection of said road with Old Sulphur Springs Road at the eastern front corner of property now or formerly of D. O. Jones and W. W. Bridwell and running thence with the southern side of said Woodruff Road, S. 83-41 E. 439.78 feet to an iron pin at the corner of property now or formerly of J. D. Byars; thence leaving Woodruff Road and running with the line of said property now or formerly of J. D. Byars, S. 19-36 W. 178.11 feet to an iron pin and thence S. 77-16 E. 257.30 feet to an iron pin in the line of property now or formerly of Drexel, Inc.; thence with the line of property now or formerly of Drexel, Inc., S. 15-35 W. 9.61 feet to an iron pin; thence S. 20-05 W. 140.70 feet to an iron pin; thence S. 20-03 W. 315.84 feet to an iron pin; thence S. 23-46 W. 188.26 feet to an iron pin; thence S. 37-13 W. 257.99 feet to an iron pin; thence S. 14-40 W. 485.73 feet to an iron pin; thence leaving the line of property now or formerly of Drexel, Inc. and running with the line of property now or formerly of J. E. Styles, N. 47-05 W. 716.53 feet to an iron pin and N. 46-35 W. 20.10 feet to an iron pin at the corner of property now or formerly of Wade Byars, Jr.; thence with the line of said property now or formerly of Wade Byars, Jr., N. 30-51 E. 148.52 feet to an iron pin and thence N. 49-24 W. 168.42 feet to an iron pin on the eastern side of Old Sulphur Springs Road; thence along the eastern side of said Old Sulphur Springs Road, N. 21-17 E. 737.20 feet to an iron pin at the corner of property now or formerly of D. O. Jones and W. W. Bridwell; thence with the line of said property now or formerly of D. O. Jones and W. W. Bridwell, S. 81-28 E. 156.23 feet and thence N. 19-17 E. 165.08 feet to an iron pin on the southern side of the Woodruff Road, the point of beginning.

The above described property is the major portion of that acquired by the grantors herein from W. M. Byars, Sr., deceased, February 23, 1950, as will appear from the records of the Estate of the said W. M. Byars, Sr. on file in the Probate Court for Greenville County, S. C. in Apt. 586, File 7; by deed of W. Roscoe Jones recorded December 12, 1961 in the R.M.C. Office for Greenville County, S. C. in Deed Book 688, Page 286; and from Juanita B. Byars, deceased, March 11, 1973 as will appear from the records of the Estate of the said Juanita B. Byars on file in the Probate Court for said County and State in Apt. 1277, File 23; it being the intention of the grantors to convey their respective undivided interests in and to all of the remaining property described in the deed of the Simmons Realty Company to W. M. Byars, Sr. recorded in Deed Book 72, Page 123, which has not been heretofore conveyed.

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Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise 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(s) do(es) hereby bind the grantor(s) and the grantor's(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(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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