

P.O. Drawer 845 Prepared by WYCHE, BURGESS, FREEMAN & PARIHAM, P. A., Attorneys at Law, Greenville, S.C. 29604
Greenville, SC 29604
State of South Carolina
GREENVILLE COUNTY

JAN 10 3 31 PM '78
DONNIE S. TANKERSLEY
R.M.C.

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Eighth Colony Investors, a general partnership, hereafter referred to as Grantor, in consideration of the sum of One Dollar (\$1.00) and transfer subject to mortgages ~~XXXXX~~, paid to Grantor by First Piedmont Mortgage Company, Inc., 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, its successors and assigns, forever:

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ALL that certain piece, parcel or lot of land located in Greenville County and more particularly described on Exhibit A attached hereto and made a part hereof.

This conveyance also includes all of the rights, title and interest of Grantors in and to certain other easements and rights reserved to the Grantors in a deed which conveyed certain contiguous property to Steak & Ale of Columbia, Inc., dated January 13, 1976, recorded in Deed Book 1030 at Page 210.

The property conveyed herein was deeded to the Grantors by deeds recorded in the R.M.C. Office of Greenville County in Deed Book 999 at Page 7671, 788n May 28 1974.

This deed is an absolute conveyance of title in effect as well as in form and is not intended as a mortgage, trust conveyance, or security of any kind. The consideration therefore is the release by First Piedmont Mortgage Company, Inc. of the obligations of Grantors under a mortgage dated May 28, 1974 recorded in Mortgage Book 1311 at Page 699, and a mortgage deeded December 10, 1974, recorded in Mortgage Book 1329 at Page 807.

This conveyance is made subject to the following mortgages which still affect all or a portion of the property: Mortgage of Dera R. Conway and James M. Conway, III, recorded in the RMC Office for Greenville County on November 22, 1972, in Mortgage Book 1258 at Page 179; to the lien of the mortgage granted to First Federal Savings and Loan Association recorded in said office on November 16, 1971 in Mortgage Book 1213 at Page 536; to the mortgage granted to First Federal Savings and Loan Association recorded in said office on May 10, 1971, in Mortgage Book 1190 at Page 128;

(Continued on reverse side)

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anyway 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 30th day of November, 1978.

Eighth Colony Investors, a general partnership (Seal)

By: Alton E. Jones
Alton E. Jones, partner

By: Robert O. Vickery
Robert O. Vickery, partner

By: Oscar E. Jones
Oscar E. Jones, partner

By: M. William Bashor Jr.
M. William Bashor Jr., partner

By: Herbert R. Allen
Herbert R. Allen, partner

By: C. Preston Floyd
C. Preston Floyd, partner

By: John M. Jeffcoat
John M. Jeffcoat, partner

WITNESSES:

Harvey G. Sanders
(As to all except Robert O. Vickery)

[Signature]
(As to all)

[Signature]
(As to Robert O. Vickery only)

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) -519-286-1-5,49
279-2-12,2,84,85,35.1

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

SWORN to before me this 30th day of November, 1978.
Harvey G. Sanders
Notary Public for S.C. My Commission Expires: 5/13/80

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