

Mailing address of Grantee: P.O. Box 250, Elberton, GA 30635

Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, P.A. Attorneys at Law, Greenville, S.C.

State of South Carolina
GREENVILLE COUNTY

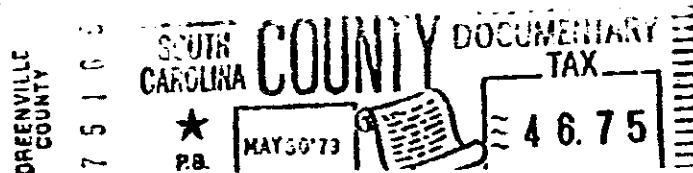
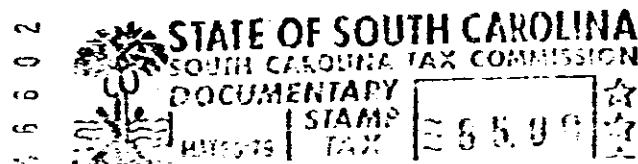
TITLE TO REAL ESTATE

Know All Men by These Presents:

The Mary Mills Roberson, Ruth O'Kellley Mills, Mary Ella Mills, hereafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, paid to Grantor by COGGINS LAND COMPANY, a Georgia corporation, 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

THAT certain piece, parcel or tract of land containing 212 acres, more or less, being the major portion of a tract of land formerly known as the Porter Clark Tract and designated as Tract V on a plat recorded in the RMC Office for Greenville County in Plat Book F at Page 151 which originally contained 261 acres, more or less; said entire tract being described as follows: BEGINNING at a white oak on the line of land of Saluda Land and Lumber Company, known as the Wilson-Guignard Tract corner common to land of Furman University and Saluda Land and Lumber Company known as the Benjamin Hagood tract; thence N. 20-46 W. 55.47 chs. to white oak; thence N. 82-40 E. approximately 2.50 chs. to a stake on line of land of said Furman University and Saluda Land and Lumber Co., corner common to land as Mary B. Pressley Tract; thence N. 45 W. approximately 23.00 chs. to a pine, corner common to land described, the Mary B. Pressley Tract, land of the O.P. Mills Estate and the James B. Mays Tract; thence S. 20-50 W. 6.57 chs. to a stone; thence S. 17-20 W. 7.48 chs. to a stake; thence S. 15 W. 68.00 chs. to a stone on line of tract described as Wilson-Gibbs-Guignard Tract, corner common to James B. May Tract; thence S. 66-30 E. 18.30 chs. to a stake; thence N. 65-37 E. 41.50 chs. to a white oak, the point of beginning. Saving and excepting therefrom, however, 35 acres conveyed to W. B. Hardin March 5, 1906, deed recorded in RMC Office for Greenville County in Deed Book Vol. SSS, at page 9. ALSO saving and excepting therefrom, however, 14 acres, more or less, described in deed to J. C. Hardin February 10, 1954, recorded in the RMC Office for Greenville County in Deed Book 506, at page 511. (6)-355-689-1-2 (NOTE)

Grantors also grant, bargain, sell and convey to grantee, its successors and assigns in perpetuity, for egress and ingress all easements appurtenant to the aforesaid property including but not limited to that easement reserved to the grantors herein for the benefit of the above-described property as set forth in deeds to W. W. Ward, Trustee, dated July 11, 1958, and July 22, 1958, and recorded in the RMC Office for Greenville County in Deed Book 602, Page 343, and in Deed Book 602, Page 337, respectively.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise 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 29 day of May, 1973

Signed, Sealed and Delivered in the Presence of

[Signatures of witnesses]

Mary Mills Roberson (Seal)
Mary Mills Roberson
Ruth O'Kellley Mills (Seal)
Ruth O'Kellley Mills
Mary Ella Mills Northrop (Seal)
Mary Ella Mills Northrop
Ruth Elizabeth M. Cobb (Seal)
Ruth Elizabeth M. Cobb GRANTORS

STATE OF ALABAMA
Mobile COUNTY AS TO Mary Ella Mills Northrop

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

Sworn to before me this

29 day of May, 1973
Thomas Harold Bedsole (Seal)
Notary Public for Alabama.

My Commission expires My Commission Expires March 16, 1982

(OTHER PROBATE ON BACK)

STATE OF SOUTH CAROLINA, NOT APPLICABLE RENUNCIATION OF DOWER
GREENVILLE COUNTY

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. _____, wife of the within named Grantor did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

_____ day of _____, 19____

_____(Seal)
Notary Public for South Carolina

My Commission expires _____, 19____

Recorded this _____ day of _____, 19____, at _____ M., No. _____

(CONTINUED ON NEXT PAGE)

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