

DEC 14 10 30 AM '79
 TITLE TO REAL ESTATE - Offices of HILL, WYATT & BANNISTER, Attorneys at Law, 105 Williams St., Greenville, S.C.
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 BOOK 1117 PAGE 331

KNOW ALL MEN BY THESE PRESENTS, that we, JOHN C. COTHRAN, ELLIS L. DARBY, JR. and M. GRAHAM PROFFITT, III

Exchange of the capital stock of the grantee of the value of
 in consideration of Sixty Eight Thousand One Hundred Sixty-four and no/100 (\$68,164.00) ---Dollars,
 the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
 and release unto TRENDSETTER DEVELOPMENT COMPANY, INC., its successors and assigns forever:

ALL that certain piece, parcel or tract of land lying and being on the southerly side of Old Spartanburg Road and the southwesterly side of South Carolina Road No. 23-312, near the City of Greenville, South Carolina, and containing 30.21 acres according to a survey entitled "Property of John C. Cothran, Ellis L. Darby, Jr. and M. Graham Proffitt" dated April 1973 made by C. O. Riddle, recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-0, Page 53, and having according to said plat, the following metes and bounds, to-wit:

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BEGINNING at an iron pin on the southerly side of Old Spartanburg Road at the intersection of South Carolina Road No. 23-312 and running thence around the corner of said intersection on a curve the chord of which is S. 70-48-36 E. 96.09 feet to an iron pin on the southwesterly side of said Road No. 23-312 and running thence along said Road on the following courses and distances, to-wit: S. 51-52-10 E. 50.27 feet to an iron pin; S. 53-48 E. 100.72 feet to an iron pin; S. 55-41 E. 500 feet to an iron pin; S. 54-57 E. 99.53 feet to an iron pin; S. 53-54 E. 200 feet to an iron pin; S. 53-11 E. 200 feet to an iron pin; S. 52-42-09 E. 110.47 feet to an iron pin; thence turning and leaving said Road No. 23-312 and running thence S. 26-27-02 W. 467.53 feet to an iron pin; thence S. 37-44-23 W. 334.99 feet to an iron pin; thence N. 63-01 W. 98 feet to an iron pin; thence N. 59-46 W. 370 feet to an iron pin; thence N. 52-37-44 W. 235.48 feet to an iron pin; thence N. 50-05 W. 488 feet to an iron pin; thence N. 67-47-21 W. 222.69 feet to an iron pin; thence N. 2-08-39 E. 430.63 feet to an iron pin on the southerly side of Old Spartanburg Road; thence along the southerly side of said Road S. 86-17 E. 442.16 feet to an iron pin, the point of BEGINNING.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, affecting the above described property.

This is a portion of the property conveyed to the grantors herein by deed of Myrtle T. Alewine, et al, dated November 1, 1972, and recorded November 6, 1972, in Deed Book 959, Page 614, and by deed of Cothran & Darby Builders, Inc. to Ellis L. Darby, Jr., dated and recorded May 1, 1973, in Deed Book 973, Page 546, also by deed of M. G. Proffitt, Inc. to M. Graham Proffitt, III, dated and recorded May 1, 1973 in Deed Book 973, Page 753, and the 40-acre parcel is the same property conveyed to the grantor herein, John C. Cothran, by deed of John Cothran Company, Inc. to be recorded simultaneously with this deed.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise 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.

WITNESS the grantor's(s') hand(s) and seal(s) this 10th day of

December, 19 79
 (SEAL)
 JOHN C. COTHRAN
 (SEAL)
 ELLIS L. DARBY, JR.
 (SEAL)
 M. GRAHAM PROFFITT, III
 (SEAL)

SIGNED, sealed and delivered in the presence of:

Elizabeth K. Alewine
 Schain B. Rindub

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STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 10th day of December 19 79
 Schain B. Rindub (SEAL)
 Notary Public for South Carolina.

Elizabeth K. Alewine

My commission expires May 31, 1989

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

RENUNCIATION OF

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 10th day of December 19 79
 Schain B. Rindub (SEAL)
 Notary Public for South Carolina.
 My commission expires May 31, 1989

Jeanette W. Cothran
 JEANETTE W. COTHRAN
 Lillian C. Darby
 LILLIAN C. DARBY
 Rhoda R. Proffitt
 RHODA R. PROFFITT

RECORDED this DEC 14 1979 day of at 10:30 A.M.
 5363

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
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 DEC 14 1979
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