

Grantee's mailing address: 850 Wade Hampton Blvd., Greenville, S.C. 29609
TITLE TO REAL ESTATE—Office of Bozeman & Grayson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
APR 13 46 PM '80
DONNA HANNERSLEY
R.M.C.

BOOK 1123 PAGE 273

KNOW ALL MEN BY THESE PRESENTS, that Lloyd D. Auten

in consideration of Thirty Six Thousand and 00/100----- (\$36,000.00)----- 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 Bonaventure Partnership, a General Partnership, its successors and assigns forever:

ALL that certain piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown on a plat entitled "Property of Lloyd D. Auten", prepared by Tri-State Surveyors, dated November 7, 1977, containing 6.49 acres, and having according to said plat the following metes and bounds, to-wit:

(16) -195-533.2-1- 9.14 out of 533.2-1-9.4

BEGINNING at an iron pin on the western side of Smith Road, at the corner of property of Lucas Industries North America, Inc., and running thence with the western and southern right of way of Smith Road, S. 2-00 E. 98.9 feet to an iron pin; S. 11-25 E. 100 feet to an iron pin; S. 20-53 E. 100 feet to an iron pin and S. 28-11 E. 54.5 feet to an iron pin; running thence N. 59-14 E. 33 feet to a point in the center of Smith Road; running thence with the center of Smith Road, S. 30-46 E. 278.5 feet to a point; thence continuing with the center of said road, S. 30-50 E. 72.6 feet to a railroad spike in the center of Smith Road, at the corner of property of Duke Power Company Substation Lot; running thence with the line of said property, S. 39-24 W. 229.5 feet to an iron pin; running thence S. 50-36 E. 150 feet to an iron pin; running thence N. 39-24 E. 185.2 feet to an iron pin in the center of Smith Road; thence continuing with the center of Smith Road, S. 34-57 E. 267.5 feet to a point; thence continuing S. 32-22 E. 52.8 feet to a point; thence continuing with the center of said road, S. 24-43 E. 100 feet to a point; thence continuing with the center of said road, S. 14-34 E. 103.4 feet to a point in the center of said road, at its juncture with Rocky Creek; running thence with Rocky Creek as the line, the traverse lines of which are: N. 70-52 W. 72 feet; N. 53-55 W. 100 feet; N. 33-10 W. 100 feet; N. 79-20 W. 100 feet: (over...)

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 1st day of April, 1980
SIGNED, sealed and delivered in the presence of:
Lloyd D. Auten (SEAL)
Patrick H. Grayson (SEAL)
Alexis D. Monk (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 1st day of April 1980
Patrick H. Grayson (SEAL) Alexis D. Monk
Notary Public for South Carolina.
My commission expires 10-15-89

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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 1st day of April 1980.
Patrick H. Grayson (SEAL) Ingrid Auten
Notary Public for South Carolina. 10-15-89
My commission expires

RECORDED this 1-4 day of 1980, at _____ M., No. _____

3720

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