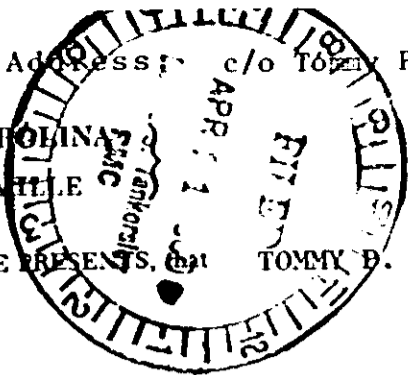


Grantee's(s') Address: c/o 1072 P. McLees, P. O. Box 371, Simpsonville, S. C. 29681

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1124 881



KNOW ALL MEN BY THESE PRESENTS, that TOMMY P. McLEES, VIRGINIA H. GIBSON, AND TOMMY DALE McLEES,

in consideration of -----Ninety Six Thousand and No/100 (\$96,000.00)----- Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

M.G.M., INC., its successors and assigns forever:

ALL OUR RIGHT, TITLE AND INTEREST IN AND TO:

ALL that piece, parcel or tract of land located, lying and being in the County of Greenville, State of South Carolina, on the northern side of State Highway 14 (formerly U. S. Highway 276) between Simpsonville and Fountain Inn, containing 2.028 acres, more or less, being shown as the property of Helen Knight Leake according to a survey and plat by C. O. Little, Registered Surveyor, dated July 2, 1962, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of the highway at the corner of property now or formerly of J. W. Buchanan and running thence N. 19-50 E. 37.5 feet to an iron pin on the right of way of the highway and continuing the same courses 179.15 feet to an iron pin; thence N. 76-58 W. 410.4 feet to an iron pin; thence N. 76-00 W. 44.6 feet to an iron pin at the corner of property now or formerly of Richardson; thence along the Richardson line S. 22-15 W. 135 feet to an iron pin on the right of way line of the highway; thence continuing same course 37.6 feet to the center of the highway; thence along the center of said highway S. 71-16 E. 459.3 feet to the beginning corner.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground affecting the within property.

(18) 299-323.1-1-2

This being the same property which the Grantor, Tommy P. McLees, received by deed of Hillcrest Skating, Inc., dated May 29, 1979, and recorded on June 7, 1979, in the RMC Office for Greenville County in Deed Book 1104, at Page 305; this being the same property which the Grantor, Virginia H. Gibson, received by deed of Tommy P. McLees dated August 30, 1979, and recorded on September 7, 1979, in Deed Book

- DESCRIPTION CONTINUED ON REVERSE SIDE -

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 16th day of

April, 1980
Tommy P. McLees (SEAL)
Virginia H. Gibson (SEAL)
Tommy Dale McLees (SEAL)

SIGNED, sealed and delivered in the presence of:

Janet S. Nelson

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 16th day of April 1980

Notary Public for South Carolina
My commission expires: 11-22-81

Janet S. Nelson

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

The Grantor, Virginia H. Gibson, is a Woman.

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

16th day of April 1980
Notary Public for South Carolina
My commission expires: 11-22-81

Virginia H. Gibson
wife of Tommy P. McLees
Tommy Dale McLees
wife of Tommy Dale McLees

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

continued on next page-

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