

NOW, Therefore, Know all men by these Presents, that I, FRANK P. McGOWAN, JR., as Master, in and for the County of Greenville, aforesaid, in consideration of the sum of Eighty Thousand and No/100-----(\$80,000.00)-----Dollars,

to me paid by the said Mauldin Commercial Properties, a Partnership

the receipt whereof is hereby acknowledged, HAVE GRANTED, bargained, sold and released, and by these Presents DO GRANT, bargain, sell and release unto the said Mauldin Commercial Properties, a Partnership:

ALL that piece, parcel or lots of land, together with improvements thereon, shown and designated as Lots 11, 12, 13 and 14 on plat recorded in the R.M.C. Office for Greenville County in Plat Book T, pages 299 through 300 (designated on 1974 tax maps for Greenville County as M5.1-2, Lots 13, 14, 16 and 17) located on the Northeastern side of S.C. Highway 276 near Mauldin, South Carolina, Austin Township, reference to which plat is hereby craved for a more complete description by metes and bounds.

ALSO, that piece, or strip of land lying and being within the boundary of a 40 foot proposed road, as shown on a plat recorded in the R.M.C. Office for Greenville County in Plat Book T, pages 299 through 300, adjacent to and northeast of Lots 12 and 14 on said plat, being further described as follows:

BEGINNING at an iron pin on the southwest edge of said 40 foot proposed road at the joint front corner of Lots 10 and 12 and running thence along the southwest edge of said proposed road S. 33-36 E. 199.8 feet to the joint front corner of Lots 14 and 16; thence N. 51-24 E. 40 feet to an iron pin on the edge of railroad right-of-way thence along said right-of-way N. 33-36 W. 199.8 feet to an iron pin; thence S. 51-24 W. 40 feet to the beginning corner.

The property was sold subject to any past due or accruing property taxes.

This is the same property conveyed to Auto Sales of Georgia, Inc. by deed of Robert R. Meredith recorded November 29, 1978 in the RMC Office for Greenville County in Deed Book 1092 at Page 720.

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