

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

4 33 PM '80
TITLE TO REAL ESTATE BY A CORPORATION
For True Consideration See Affidavit
R.M.C.

Book 40 Page 1400

KNOW ALL MEN BY THESE PRESENTS that MAR, INC., a corporation chartered under the laws of the State of North Carolina and having a principal place of business at Charlotte, State of North Carolina, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto LADNER AND COMPANY, INC., an Alabama corporation whose address is 600 Azalea Road, Post Office Box 9609, Mobile, Alabama 36609, its successors and assigns forever:

ALL that certain piece, parcel or tract of land containing 7.46 acres, situate, lying and being on the northern side of Sulphur Springs Road in the County of Greenville, State of South Carolina and having the following metes and bounds according to plat entitled "A Survey for Ladner Construction Company" dated August 6, 1979, revised November 21, 1979 by Enwright Associates, Inc.:

To reach the point of beginning, commence at the point of intersection of the northern right of way of Sulphur Springs Road with the western right of way of Watkins Road and run thence with the northern right of way of Sulphur Springs Road, S. 80-51 W. 94.2 feet to a point; thence continue with said right of way, S. 78-36 W. 53.6 feet to an iron pin, being the Point of Beginning; thence from said Point of Beginning, running with the northern right of way of Sulphur Springs Road which curves to the left a distance of 520.10 feet, the chord of said curve being S. 73-24-56 W. 519.41 feet; thence leaving said road right of way and running N. 22-13-10 W. 772.74 feet to an iron pin; thence N. 75-56-50 E. 352.55 feet to an iron pin; thence S. 33-51-00 E. 611.44 feet to an iron pin; thence N. 80-05-42 E. 13.96 feet to an iron pin; thence S. 32-27-10 E. 174.57 feet to the Point of Beginning.

BEING a portion of the same property conveyed to the grantor herein by Deed of Comfortable Mortgages, Inc. dated December 27, 1979, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1118 at Page 38, on December 28, 1979.

Title to the property hereinabove described is subject to valid and enforceable rights-of-way, easements, covenants, conditions and restrictions of record and the lien of ad valorem taxes for the current year.

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, and the Grantee's successors and assigns, forever. And the Grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by

(13) - 300-68.3-1-5.10
out of 508-68.3-1-5

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
AUGUST 27 1980
STAMP TAX
160.00
PB 11218

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
AUG 27 1980
88.00

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