

PO BOX 572

GREENVILLE CO. S.C.

Title To Real Estate Prepared by Timothy H. Felt, Attorney at Law, 210 West Stone Ave., Greenville, S.C. 29609

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

BOOK 1136 PAGE 123

KNOWN ALL MEN BY THESE PRESENTS, that Venture Development, a South Carolina Partnership consisting of Harry H. Payne III and Joseph C. Hooper

in consideration of Two Hundred Fifty-eight Thousand and no/100ths Dollars, (\$258,000.00)

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Robert D. Garrett, his heirs and assigns forever:

ALL that piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, containing 3.298 acres as shown on plat entitled "Property of Venture Development" as prepared by Campbell & Clarkson Surveyors, Inc. dated April 2, 1976 and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the southern side of the right-of-way of Rutherford Road and running thence along said right-of-way S 78-05 E 53.4 feet to an iron pin; thence continuing along said right-of-way S 75-54 E 691.02 feet to an iron pin located approximately 525.3 feet from U.S. Highway 29; thence leaving said right-of-way and running S 3-28 W 70 feet to a point located on the northern side of the right-of-way of the P & N Railroad; thence S 3-28 W 57.5 feet to a point in the center of said P & N Railroad right-of-way; thence along the center line of said railroad right-of-way N 86-33 W 732 feet to a point; thence N 3-27 E 57.5 feet to the edge of said railroad right-of-way; thence continuing N 3-27 E 205.5 feet to an iron pin in the right-of-way of Rutherford Road being the point of beginning.

(12) - 276 - 730 - 1 - 3

THIS property is conveyed subject to the right-of-way of the P & N Railroad which consumes 57.5 feet along the southern border of the above described property. This conveyance is also made subject to any other easements, rights-of-way or other encumbrances of record or visible on the premises.

DERIVATION: This is a portion of the same property conveyed to Grantor herein by deed of the Brent Corporation as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 984, Page 282 on September 18, 1973. See also deed of Tommy S. Oakley, a former partner in the within named partnership, as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1024, Page 63 on September 6, 1975.

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
DOCUMENTARY TAX STAMP  
333.00

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
DOCUMENTARY TAX STAMP  
333.00

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 16<sup>TH</sup> day of October 19 80

SIGNED, sealed and delivered in the presence of:  
Carroll E. Miles

By Harry H. Payne III (SEAL)  
(Harry H. Payne, III) Partner

And Joseph C. Hooper (SEAL)  
(Joseph C. Hooper) Partner

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17 day of October 19 80

Carroll E. Miles (SEAL)  
Notary Public for South Carolina  
My commission expires: 6-20-1985

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

NOT APPLICABLE--PARTNERSHIP

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, 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.

SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
GREENVILLE COUNTY  
100.65 (SEAL)  
OCT 28 '80

SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
GREENVILLE COUNTY  
183.15  
OCT 30 '80

RECORDED this OCT 30 1980 day of 19 at 3:49 P. M. No 13555

0423

4328 RV-2