

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantee's address: c/o Mr. John A. Bolen
700 East North Street
Suite 1
Greenville, SC 29601

JOHN J. JENNERSLEY
S.M.C.

KNOW ALL MEN BY THESE PRESENTS, that RUSSELL M. POORE and ANN J. POORE-----

in consideration of Fifty-Five Thousand and No/100 (\$55,000.00)-----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 B & A PROPERTY COMPANY, a General Partnership, its successors and assigns forever:

ALL that certain piece, parcel or tract of land, together with all improvements thereon, located, lying and being in the County of Greenville, State of South Carolina, containing 2.00 acres, more or less, as shown on plat entitled "Property of Paul C. Aughtry, III and John A. Bolen", dated August 7, 1980, prepared by Gould & Associates, Surveyors, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of the right-of-way of Pelham Road (said nail and cap being S. 81-45 W., 210 feet from a nail also in the center of Pelham Road and at the joint corner of a tract containing 12.83 acres, property now or formerly of Manning W. Jones, and A. B. Painter) and running thence S. 6-56 E., 415 feet to an old iron pin; thence S. 81-45 E., 210 feet to an old iron pin; thence N. 6-56 W., 415 feet to a nail and cap in the center of Pelham Road; thence with the center of Pelham Road N. 81-45 E., 210 feet to a nail and cap, the point and place of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above described property.

This is the same property conveyed to the Grantors herein by deed of Manning W. Jones recorded in the Greenville County REC Office in Deed Book 479 at Page 489 on June 9, 1953.

15(200) 540-1-1-8

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 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 assigns against the grantor(s) and the grantor(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 23th day of January 19 81

SIGNED, sealed and delivered in the presence of

James C. Blakely, Jr.
Paul C. Aughtry

Ann J. Poore (SEAL)
Russell M. Poore (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PS

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 28th day of January 19 81

James C. Blakely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11/9/81

Paul C. Aughtry

STATE OF SOUTH CAROLINA
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RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife, successor of the above named grantor or 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, deed or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee or 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

25th day of January 19 81

James C. Blakely, Jr.
Notary Public for South Carolina
My commission expires: 11/9/81

Ann J. Poore

RECORDED IN JAN 29 1981
12:46 P.M.

RES 100

4528 RV.2