

Grantor Address: Mc Bee St. Greenville, S.C. 29601
REC 48J FACE 958

115-201

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE AND
COUNTY OF SPARTANBURG

KNOWN ALL MEN BY THESE PRESENTS, that
VAUGHN, same as VALLEY VAUGHAN,

FILED
CALLIE C. GRAVELY, same as CALLIE GRAVELY, and VALLIE C.

in consideration of FIFTY SEVEN THOUSAND, FIVE HUNDRED AND NO/100ths Dollars,
DONNE HANFERSLEY

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and
release unto AMERICAN LAND DEVELOPMENT CORP.,

ALL that lot of land in the State of South Carolina, lying partially in Greenville County
partially in Spartanburg County, in the City of Greer, containing 16.845 acres, more or
less, in accordance with a plat entitled, "Survey for American Land Development Corp",
prepared by Freeland & Associates, Surveyors, dated April 24, 1981, a copy of which plat
is being recorded herewith in both counties and reference is hereby made to such plat for
a more specific description of the subject property.

The subject property consists of all of a 3.85 acre tract conveyed to the late G. R.
Center by deed of D. H. Gibson, recorded in Greenville County on January 7, 1921, in
Deed Book 70 at page 323 and a portion of a 23.5 acre tract conveyed to the late G. R.
Center by deed of L. Augustus Green, recorded in Greenville County on December 31, 1919
in Deed Book 57 at page 321. Such deeds are being recorded herewith in Spartanburg County,
inasmuch as the county line passes through the subject tract. The said G. R. Center died
testate on November 9, 1947, still owning the subject property and devised the subject
property to the Grantors in Item "SECOND" of his Will as appears by reference to Apartment
537, File 5, of the Probate records of Greenville County. Such devise was subject to
a life estate reserved in favor of Lettie Center, the widow of G. R. Center, and was also
subject to a charge that the Grantors pay all of her funeral expenses. Such life estate
in favor of Lettie Center was terminated by her death on September 24, 1949 as appears
by reference to Apartment 583, File 6 of the Probate records of Greenville County. The
final return in the estate of Lettie Center contains a notation to the effect that the
funeral expenses of Lettie Center were paid by the Grantors in this deed. Certified copies
of the appropriate probate records from the estates of G. R. Center and Lettie Center are
being filed herewith in the Office of the Probate Court for Spartanburg County.

THE following items are excepted from the general warranty of this deed:

1. Sanitary Sewer Easements as shown on the aforesaid plat;
2. Riparian rights in favor of other property owners in relation to the creeks and
streams as shown on such plat;

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 administra-
tors 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 21st day of August 1981

SIGNED, sealed and delivered in the presence of:

Callie C. Gravelly
Callie C. Gravelly
Vallie C. Vaughn
Valley Vaughan

Callie C. Gravelly
Callie C. Gravelly, same as
Callie C. Gravelly
Vallie C. Vaughn, same as
Valley Vaughan

SPARTANBURG, S.C.
AUG 24 1981
(SEAL)
(SEAL)
(SEAL)
(SEAL)

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.

SWORD to before me this 21st day of August 19 81

John B. Reese (SEAL)
Notary Public for South Carolina
My commission expires: 1-21-91

John B. Reese

STATE OF SOUTH CAROLINA }
COUNTY OF

RENUNCIATION OF DOWER /NOT REQUIRED/WOMEN GRANTORS

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 whom-
soever, 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.

GIVEN under my hand and seal this
day of 19

John B. Reese (SEAL)
Notary Public for South Carolina.
My commission expires: PD 75
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