

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TITLE TO REAL ESTATE

BOOK 1160 PAGE 458

KNOW ALL MEN BY THESE PRESENTS, that Bonaventure Partnership, a General Partnership

in consideration of Ten and 00/100----- (\$ 10.00)---Dollars,
and other valuable consideration
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. J. Smith & Associates, a Partnership, its successors and assigns forever:

ALL that certain piece, parcel or tract of land, situate, lying and being in the State
of South Carolina, County of Greenville, being shown on a plat entitled "Property of
Lloyd D. Auten", prepared by Tri-State Surveyors, dated November 7, 1977, containing
6.49 acres, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Smith Road, at the corner of property
of Lucas Industries North America, Inc. and running thence with the western and southern
right of way of Smith Road, S 2-00 E. 98.9 feet to an iron pin; S. 11-25 E. 100 feet to
an iron pin; S. 20-53 E. 100 feet to an iron pin and S. 28-11 E. 54.5 feet to an iron pin;
running thence N. 59-14 E. 33 feet to a point in the center of Smith Road; running thence
with the center of Smith Road, S. 30-46 E. 278.5 feet to a point; thence continuing with
the center of said road, S. 30-50 E. 72.6 feet to a railroad spike in the center of Smith
Road; at the corner of property of Duke Power Company Substation Lot; running thence with
the line of said property, S. 39-24 W. 229.5 feet to an iron pin; running thence S. 50-
36 E. 150 feet to an iron pin; running thence N. 39-24 E. 185.2 feet to an iron
pin in the center of Smith Road; thence continuing with the center of Smith Road, S. 34-57 E.
267.5 feet to a point; thence continuing S. 32-22 E. 52.8 feet to a point; thence continuing
with the center of said road, S. 24-43 E. 100 feet to a point; thence continuing with the
center of said road, S. 14-34 E. 103.4 feet to a point in the center of said road, at its
juncture with Rocky Creek; running thence with Rocky Creek as the line, the traverse lines
of which are: N. 70-52 W. 72 feet; N. 53-55 W. 100 feet; N. 33-10 W. 100 feet; N. 79-20 W.
100 feet; N. 62-35 W. 250 feet; N. 48-15 W. 100 feet; N. 62-30 W. 100 feet; N. 38-55 W.
100 feet; and S. 87-16 W. 166.25 feet to a point at the corner of the property of Lucas
Industries North America, Inc.; running thence with the line of said property, passing an
iron pin located 14.45 feet from the center of Rocky Creek, N. 21-43 E. 783.99 feet to the
point of beginning.

(OVER...)

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining; 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(es) 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 against every per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 4th day of January, 1982 Bonaventure Partnership, a
General Partnership

SIGNED, sealed and delivered in the presence of:

[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (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 written deed and that (s)he, with the other witness subscribed
above, witnessed the execution thereof.

SWORN to before me this 4th day of January 19 82

[Signature] (SEAL) [Signature]
Notary Public for South Carolina.

My commission expires 1-19-80

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER

Not Necessary - Grantor a 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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and es-
tate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of 19

[Signature] (SEAL)
Notary Public for South Carolina.

My commission expires

RECORDED this day of 19, at M., No.

(CONTINUED ON NEXT PAGE) "EXHIBIT A"

0.458

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