

Grantee's Address: TITLE TO REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

For True Copy: Jackson Des...  
Book 41 Page 382

1100-524

KNOW ALL MEN BY THESE PRESENTS, that Roper Center Associates, a Limited Partnership organized under the laws of the State of South Carolina

(16)-200-547.2-1-20.9  
out of - 547.2-1-20.6

in consideration of Ten and No/100ths (\$10.00) and other valuable consideration

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

VOLLMER SHARPENING MACHINES USA, INC., ITS SUCCESSORS AND ASSIGNS:

All those pieces, parcels or tracts of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as a tract of 2.50 acres comprised of Lots 3 and 4, which is shown on plat entitled "Survey for The Fidelity Company" prepared by Freeland & Associates dated July 6, 1979 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point in the centerline of Ponders Road, said point being 1,867 feet from Roper Mountain Road, and running with the centerline of Ponders Road N. 9-12 E. 119.63 feet to a point; thence continuing with said road, N. 8-06 E. 143.48 feet to a point on the southern side of Forklift Court (now known as Ponders Court); thence with said Court, S. 76-19 E. 516.52 feet to a point, the joint front corner of Lots No. 2 and 3; thence with the joint line of said lots, S. 42-21 W. 270.40 feet to an iron pin, the joint corner of Lots No. 1, 2 and 3; thence with the rear line of Lots No. 3 and 4, N. 80-13 W. 364.37 feet to a point in the centerline of Ponders Road, the point of beginning.

The above property being a portion of that property conveyed to Roper Center Associates by deed of J. W. Bures Incoporated recorded in the RMC Office for Greenville County on August 6, 1979 in Deed Book 1108, Page 707.

This conveyance is made subject to the rights of others in and to that portion of the property lying within the bounds of Ponders Road and to any restrictions, easements and rights of way appearing of record or as would appear on a current survey of the property or from a visual inspection thereof as well as to applicable zoning laws and ordinances.

In addition, this property is conveyed subject to the following restrictive covenant which is imposed for the benefit of the grantor herein which covenant shall run with the land for a period of 15 years after the date of recording of this deed and shall be enforceable by any proceeding at law or in equity by the grantor and its successors and assigns as owner of an approximately 1.261 acre parcel on the northern side of Ponders Court (being the remainder over 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(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 assigns, against the grantor(s) and the grantor's(s) heirs 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 5th day of January, 1982.

SIGNED, sealed and delivered in the presence of:  
ROPER CENTER ASSOCIATES, A LIMITED PARTNERSHIP (SEAL)  
By: Frank J. Ly (SEAL)  
Sole General Partner

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
DOCUMENTARY TAX STAMP  
250.00

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 5th day of January, 1982.  
Notary Public for South Carolina  
My commission expires: 7-23-83

STATE OF SOUTH CAROLINA  
COUNTY OF } UNNECESSARY--GRANTOR A LIMITED PARTNERSHIP  
RENUNCIATION OF DOWER

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 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

day of 19  
Notary Public for South Carolina (SEAL)  
My commission expires

RECORDED this day of 19  
(CONTINUED ON NEXT PAGE)

GREENVILLE COUNTY  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
JAN-5'82  
137.50

0524

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