

P. O. Box 8996, Greenville, S.C. 29604
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

U.S.C.
4 27 PM '83
R.M.C. ASLEY
Book 41
1288

Vol 1199 Page 194

KNOW ALL MEN BY THESE PRESENTS, that LEROY CANNON MOTORS (a Corporation), presently LEROY CANNON VOLKSWAGEN, A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Ten and No/100 (\$10.00) Dollars, and other valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto FIRST TRUST INVESTMENT COMPANY, INC. and LLOYD D. AUTEN, their heirs, 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, containing 4.58 acres as is more fully shown on a plat for First Trust Investment Company, Inc. and Lloyd D. Auten dated October 13, 1983, and prepared by Robert R. Spearman, Registered Surveyor, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern corner of U.S. Highway 29 and Henrydale Street, and running thence with the curvature of said intersection, the chord of which is S. 88-58 E. 29.18 feet to an iron pin on the southwestern side of Henrydale Street; running thence with the southwestern side of Henrydale Street S. 41-44 E. 360.90 feet to an iron pin at the intersection of Henrydale Street and Grove Road; running thence with the curvature of said intersection, the chord of which is S. 08-05 E. 29.08 feet to an iron pin on the western side of Grove Road; running thence with the western side of Grove Road S. 25-22 W. 331.60 feet to an iron pin; running thence N. 64-38 W. 537.90 feet to an iron pin on the southeastern side of U.S. Highway 29; running thence with the southeastern side of U.S. Highway 29 N. 43-56 E. 511.22 feet to the POINT OF BEGINNING.

This is the identical property conveyed unto Leroy Cannon Motors (a Corporation) from Paramount Park, Inc. (a Corporation) by deed recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 711 at Page 378 on November 28, 1962.

This property is subject to all restrictions of record and particularly those set forth in Deed Book 711 at Page 378, recorded in the R.M.C. Office for Greenville County, S.C. on November 28, 1962.

Also being subject to all other easements, rights of way, or applicable zoning ordinances that may appear of record, on the recorded plat(s), or on the premises.

The above described property is conveyed subject to the reservation of the right of ingress and egress over that certain fifty (50') foot strip as set forth in said deed reserved unto Paramount Park, Inc.

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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 does hereby bind itself and its successors and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 25th day of October 1983

SIGNED, sealed and delivered in the presence of:

Arthur W. Gray
Richard H. Gray

LEROY CANNON MOTORS (a Corporation), presently LEROY CANNON VOLKSWAGEN (SEAL)
A Corporation
By: *Walter E. Angler*
President
William L. Cannon
Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor'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 25th day of October 19 83

Arthur W. Gray (SEAL)
Notary Public for South Carolina.
MY COMMISSION EXPIRES: 10-15-89

Richard H. Gray

RECORDED this _____ day of _____ 19____ at _____ M. No. _____

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