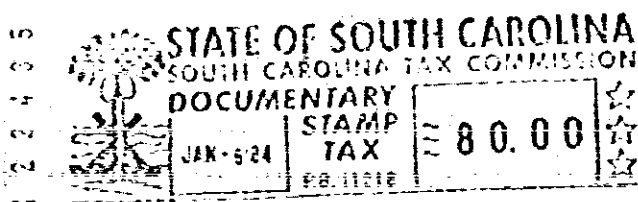


State of South Carolina
GREENVILLE COUNTY

4-16
R.M.C.

TITLE TO REAL ESTATE
VIL 1203 PAGE 942

WHEREAS.



NOW THEREFORE Know All Men By These Presents:

That Mildred Colson Wearn, hereafter referred to as Grantor, in consideration of the sum of Thirty-nine Thousand, Nine Hundred and no/100 (\$39,900.00) DOLLARS, paid to Grantor by Roy Sparr Bookkeeping Systems, Inc., hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns, forever:

All that piece, parcel or tract of land, lying and being situate on the southwestern side of Commercial Drive, within Pleasantburg Industrial Park, in the County of Greenville, State of South Carolina, and having according to plat of "Property of Nelle Griffin McPherson" prepared by Dalton & Neves Co., Engineers, dated October, 1977 as revised February, 1980, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Commercial Drive at joint corner of property of the Grantor and Wallace H. Cely (or formerly) which iron pin is 115 feet northwest of the iron pin in the northwest corner of the intersection of Industrial Drive with Commercial Drive; thence S 38-06 W 139.3 feet to an iron pin; thence N 54-09 W 178.45 feet to an iron pin on the eastern boundary of the property of U. S. Army Reserve Armory; thence along said boundary N 15-06 E 157.35 feet to an iron pin on Commercial Drive at the joint corner of the said Armory property with that of Nelle Griffin McPherson; thence along said Commercial Drive S 52-15 E 239.8 feet to an iron pin at the point of beginning, containing according to said plat 0.685 acres, more or less.

ALSO, all of Grantor's right, title and interest in and to a right of way and easement to install, operate, repair and maintain a sewer pipeline in Pleasantburg Industrial Park, Greenville County, South Carolina, as more particularly described in instrument recorded July 14, 1980 in Deed Book 1129 at page 63.

Being the same property conveyed to Grantor herein by deed of the South Carolina National Bank, as Trustee under the Will of of Nelle Mills Griffin, dated September 23, 1974, said deed dated June 6, 1980, recorded July 14, 1980 in Deed Book 1129 at page 63, office of the RMC for Greenville County, S. C.

15(503)258-3-16.2

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 6th day of January, 1984

Mildred Colson Wearn (Seal)
Mildred Colson Wearn (Seal)

Signed, Sealed and Delivered in the Presence of

[Signature]
[Signature]

Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 6th day of January, 1984
[Signature] (Seal)
Notary Public for South Carolina

My Commission expires XXXXX/XX/XX 6/7/87

[Signature]

(Renunciation of Dower)
see reverse side

(CONTINUED ON NEXT PAGE)

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