

State of South Carolina TITLE TO REAL ESTATE

GREENVILLE COUNTY Know All Men by These Presents:

That J.J. Ryan & Sons, Inc. Eighty-Five Thousand and No. 000 (\$85,000.00) hereafter referred to as Grantor, in consideration of the sum of Eighty-Five Thousand and No. 000 DOLLARS, paid to Grantor by J and J Ryan, Inc., a South Carolina Corporation 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 and lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the east side of South Irvine Street, being shown and designated as the proeprty of C. Douglas Wilson & Co. on a plat prepared by R.W. Dalton, April 1950, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of South Irvine Street at a point 105 feet north of the northeast corner of the intersection of East McBee Avenue and South Irvine Street, and running thence, S. 70-47 E. 96.88 feet to an iron pin; thence S. 20-56 W. 25 feet to an iron pin; thence S. 70-47 E. 20 feet to an iron pin; thence N. 20-56 E. 10 feet to an iron pin; thence S. 70-47 E. 32.9 feet to an iron pin; thence N. 20-16 E. 88.15 feet to an iron pin; thence N. 70-41 W. 148.27 feet to an iron pin on the east side of South Irvine Street; thence with the eastern side of South Irvine Street, S. 21-24 W. 73.4 feet to the iron pin at the point of BEGINNING.

This conveyance is subject to such easements, restrictions or rights-of-way as may appear of record or on the premises.

This is the same property conveyed to Grantor by John J. Ryan & Sons, Inc. recorded in the RMC Office for Greenville County in Deed Book 969, at page 204, March 6, 1973.

Grantee's Address: J and J Ryan, Inc., a South Carolina Corporation c/o James C. Ryan, Jr. Post Office Box 2485 Greenville, S.C. 29602

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 12 day of March 1984 J. J. RYAN & SONS, Inc. BY: James C. Ryan, Jr. (Seal) President (Seal)

Signed, Sealed and Delivered in the Presence of Mary G. Breenaway (Seal)

STATE OF SOUTH CAROLINA DOCUMENTARY TAX COMMISSION STAMP 170.00

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 12th day of March 1984 Mary G. Breenaway (Seal) Notary Public for South Carolina

(Signature of Notary Public)

My Commission expires January 1, 1984.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY N/A RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. [Name], wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this [Date] day of [Month], 19[Year] Notary Public for South Carolina My Commission expires January 1, 197[Year] Recorded this [Date] day of [Month] at 4:49 P/M 28114

SOUTH CAROLINA COUNTY DOCUMENTARY TAX 93.50

01710

28114