

GROSS & GAULT, Attorneys at Law
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE, S.C.
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VOL 1208 PAGE 404

KNOWN ALL MEN BY THESE PRESENTS, RANDALL BENTLEY, L. BERRY WOODS and T. R. THOMPSON

in consideration of ONE DOLLAR (\$1.00) ----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto TRI-CAPITAL, A SOUTH CAROLINA PARTNERSHIP, its successors and assigns forever:

ALL that certain piece, parcel or lot of land, situate, lying and being near the Town of Mauldin, County of Greenville, State of South Carolina, containing 0.7 acres, more or less, according to a plat prepared by J. L. Montgomery, RLS, dated April 13, 1983, which plat is recorded in Plat Book 97 at Page 65 in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern edge of Cavalier Drive and running thence S. 29-51 E., 124.7 feet to an iron pin; thence turning and running S. 54-44 E., 123.69 feet to a point; *thence turning and running N. 64-01 W., 89.6 feet to an iron pin; thence turning and running S. 58-12 W., 147.5 feet to an iron pin, the point of beginning.

*thence turning and running N. 11-07 E., 222.22 feet to an iron pin; This being a portion of property conveyed to the Grantors herein by deed of Phillip Betsch and Diana T. Betsch dated May 31, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1189 at Page 276 on June 1, 1983.

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record, on the recorded plat or on the premises.

15(500) M14.3-1-3.3
OUT OF M14.3-1-3.1

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 15th day of March 19 84
SIGNED, sealed and delivered in the presence of:

Cheryl R. Wallace
Andrea L. Brown

Randall Bentley (SEAL)
L. Berry Woods (SEAL)
T. R. Thompson (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of March 19 84

Andrea L. Brown (SEAL)
Notary Public for South Carolina
My commission expires: 5-31-93

Cheryl R. Wallace
Cheryl R. Wallace

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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, 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 15th day of March 1984

Andrea L. Brown (SEAL)
Notary Public for South Carolina
My commission expires: 5-31-93

Ann G. Bentley
L. Berry Woods
Jayne S. Thompson
Jayne S. Thompson

RECORDED this 19 day of March 19 1984 at 10:01 A.M.

M. No. 25604

0400

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