

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Grantees' address: 2705 El Cerrito
San Luis Obispo, California 93401

KNOW ALL MEN BY THESE PRESENTS, that CAMPERDOWN COMPANY, INC.

in consideration of NINE HUNDRED SEVENTY FIVE THOUSAND (\$975,000.00) ----- 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 LARRY S. RATNER and MARY T. RATNER, AS TRUSTEES OF THE RATNER FAMILY TRUST DATED DECEMBER 2, 1982, their successors and assigns:

All that certain piece, parcel or tract of land, located, lying and being in the City of Simpsonville, County of Greenville, State of South Carolina, containing 4.585 acres more or less as shown on plat thereof entitled "Survey for Robert S. Small, Jr." dated July 2, 1981, prepared by C. O. Riddle, RLS, recorded in the Greenville County RMC Office in plat book 8-N page 50, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a railroad spike in the center of the right-of-way of the Seaboard Coastline Railroad on the southern side of the right-of-way of an extension of Plains Street, S. C. Highway S 23-1024 and running thence along the centerline of said railroad right-of-way S. 25-41 E. 461.88 feet to a railroad spike in the center of said right-of-way in the line of property now or formerly of Janie D. Detreville and running thence along the joint line of the within tract and said property S. 69-52-30 W. 732.91 feet to an iron pin on the edge of the Eastern right-of-way of the Frontage Road for U.S. Highway 276; running thence along the edge of said right-of-way N. 5-43 W. 50 feet to an iron pin; thence along a curve to the right (the radius of which is 843.3 feet), N. 10-07 E. 136.95 feet to an iron pin; thence N. 4-42 E. 32.8 feet to an iron pin at the intersection of the rights-of-way of said Frontage Road and Plains Street; thence along the southern edge of the right-of-way of Plains Street N. 39-21-30 E. 39.77 feet to an iron pin; thence N. 76-40 E. 13.48 feet to an iron pin; thence along a curve to the right (the radius of which is 202.6 feet) N. 68-42-30 E. 56.10 feet to an iron pin; thence N. 57-12 E. 25.12 feet to an iron pin; thence N. 49-14 E. 31.11 feet to an iron pin; thence N. 44-50 E. 483.31 feet to a railroad spike in the center of the right-of-way of the Seaboard Coastline Railroad, the point and place of beginning.

This is the same property conveyed to grantor by Robert S. Small, Jr. by deed dated July 15, 1981 recorded 7/16/81 in deed book 1151 page 787 of the RMC Office for Greenville County, S.C., and is conveyed subject to any restrictions, reservations, zoning ordinances, rights of way or easements that may appear of record, on the recorded plat or on the premises.

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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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 29 day of May, 19 84

SIGNED, sealed and delivered in the presence of
[Signature] CAMPERDOWN COMPANY, INC. (SEAL)
Burda L. Stou BY: [Signature] (SEAL)
(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) 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 29 day of May, 19 84

[Signature] (SEAL) Burda L. Stou
Notary Public for South Carolina
My commission expires 8/5/93

STATE OF SOUTH CAROLINA }
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DOWER NOT APPLICABLE
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)' 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
29 day of May, 19 84

(SEAL)
Notary Public for South Carolina
My commission expires _____

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

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