

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

VOL 1215 PAGE 281

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, T. Walter Brashier

July 19 1984
DONNIE S. TANKERSLEY
R.H.C.

in consideration of One Hundred Sixty Thousand and No/100-----(\$160,000.00)-----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 Tri-Capital, a General Partnership, its successors and assigns;

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, containing 7.84 acres, more or less, as shown particularly shown on plat entitled "Tri-Capital Partnership", dated June, 1984, prepared by W. R. Williams, Jr., Engineer/Surveyor, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap located at the center of Capewood Road near the intersection of Capewood Road and U. S. Highway 276 and running thence S.43-37 E. 246.1 feet to an iron pin; thence turning and running N.56-33 E. 176 feet to a nail and cap located in the right of way of U. S. Highway 276; thence turning and running S.33-27 E. 594.56 feet to a nail and cap located on a bridge in the right of way of U. S. Highway 276; running thence with the center of a unnamed road, S.76-43 W. 188.82 feet, S.83-47 W. 307.09 feet, N.87-22 W. 472.06 feet to a point in the center of the right of way of Capewood Road; thence following the center line of Capewood Road, N.46-39 E. 94.64 feet, N.37-56 E. 100 feet, N.27-44 E. 100 feet, N.23-34 E. 100 feet, N.18-41 E. 100 feet, N.17-28 E. 223.53 feet to the point of beginning.

THIS conveyance is subject to all restrictions, setback liens, roadways, zoning ordinances, easements and rights of way appearing on the property and/or of record.

THIS is a portion of that same property conveyed to the Grantor herein by deed of Southern Bank and Trust Company, Trustee for Tim Bailey, et. al., dated July 15, 1975 and recorded in the RMC Office for Greenville County in Deed Book 1021 at Page 863.

THE mailing address of the Grantee herein is: P. O. Box 233
Fountain Inn, S. C. 29644

13-899-319-1-2.14 out of 319-1-2A

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(s) do(es) hereby bind the grantor(s) and the grantor's(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(s) heirs or successors 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 19th day of June 1984

SIGNED, sealed and delivered in the presence of:

[Signature] (SEAL)
T. Walter Brashier
[Signature] (SEAL)
Kathy H. Kolbin
[Signature] (SEAL)
[Signature] (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 19th day of June 1984.

[Signature] (SEAL) *Kathy H. Kolbin*
Notary Public for South Carolina
My commission expires 1/17/90.

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 or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 19th day of June 1984.

[Signature] (SEAL) *Christine M. Brashier*
Notary Public for South Carolina
My commission expires 1/17/90.

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

(CONTINUED ON NEXT PAGE)

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