

Grantee Address: c/o Little Texas Pallet Co., Inc.
Olds Hunts Bridge Road
Greenville, S.C.

NO TITLE EXAMINATION

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

VOL 1215 PAGE 479

KNOW ALL MEN BY THESE PRESENTS, that WE, JAMES F. NICHOLS AND VIRGINIA P. NICHOLS

in consideration of One (\$1.00) Dollar, Love and Affection----- 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 JAMES PHILLIP NICHOLS, his heirs and assigns forever:

ALL that piece, portion and or lot of land situate, lying and being in Greenville County, South Carolina, and containing 2.02 acres as shown on plat entitled "Survey for James Phillip Nichols" prepared by R.B. Bruce, RLS, dated May 17, 1984 as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 10-5 at Page 32, reference being craved hereto to said plat for exact metes and bounds.

Grantor grants to Grantee and his heirs a perpetual thirty foot (30') easement for ingress and egress over Grantor's adjacent lands as shown on said plat referred to hereinabove.

This property is conveyed subject to such restrictions, easements and/or rights of way as may exist of record or on the premises.

This is a portion of that property conveyed to Grantors by deed of W.L. Belue by deed recorded August 21, 1961 in the RMC Office for Greenville County, South Carolina, in Deed Book 680 at Page 317.

13-356-509.2-1-274 out of 509.2-1-27

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 19 day of June, 19 84

SIGNED, sealed and delivered in the presence of

Deborah P. Mitchell

Reneida C. Crain

James F. Nichols
James F. Nichols

Virginia P. Nichols
Virginia P. Nichols

(SEAL)
(SEAL)
(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(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 19 day of June, 1984

Deborah P. Mitchell (SEAL)
Notary Public for South Carolina.

Reneida C. Crain

My commission expires 2-21-90

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

19 day of June, 19 84
Deborah P. Mitchell (SEAL)
Notary Public for South Carolina.

Virginia P. Nichols
Virginia P. Nichols

My commission expires 2-21-90

RECORDED this 22 day of June, 19 84, at 11:02 A. M., No. 10129

1215 479

1328-11-21