

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

For True Consideration See Affidavit
 Book 42 Page 62

KNOW ALL MEN BY THESE PRESENTS, that LIBERTY LIFE INSURANCE COMPANY, a Corporation chartered under the laws of the state of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Ten and No/100ths (\$10.00) Dollars plus Purchase Money Mortgage as hereinafter described, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto LIBERTY PROPERTIES, INC., and its successors and assigns, the following described property:

All that certain piece, parcel or tract of land situate, lying and being on the Southwesterly side of the right-of-way for Commerce Drive, County of Greenville, State of South Carolina, containing approximately 17 acres, as more particularly shown on that certain plat entitled "Commerce Center, Liberty Properties" prepared by John R. Long, Surveyor for J. E. Serrine Company dated October 26, 1983, and having according to said plat the following metes and bounds:

16-195-533.2-1-9.5

Beginning at an existing iron pin on the southwesterly side of the right-of-way of Commerce Drive and running thence along the side property line, S.39°31'48"E., 766.19 feet to an existing iron pin on the northerly side of the right-of-way of Smith Road; running thence along the right-of-way of Smith Road, S.34°47'47"E., 465.72 feet to a point; thence continuing along the right-of-way of Smith Road, S.34°53'00"E., 76.11 feet to a point; thence continuing along the right-of-way of Smith Road, S.06°50'50"E., 119.49 feet to a point in the center line of Rocky Creek; running thence along the center line of Rocky Creek, S.72°06'40"E., 120.01 feet to a point; running thence S.64°21'00"E., 53.16 feet to a point; running thence S.81°14'00"E., 148.92 feet to a point; thence continuing along the center line of Rocky Creek, N.74°49'20"E., 57.69 feet to a point; running thence N.05°36'00"E., 32.31 feet to a point; running thence N.37°45'00"E., 108.03 feet to a point; running thence N.16°25'10"E., 93.38 feet to a point; running thence N.27°03'12"E., 128.98 feet to a point; running thence N.24°19'00"E., 157.59 feet to a point; thence continuing along the center line of Rocky Creek, N.52°37'20"E., 242.68 feet to a point; running thence along the property line, N.35°22'15"W., 40.9 feet to a point; thence continuing along the property line, N.35°22'15"W., 482.02 feet to a point on the southerly side of the right-of-way of Commerce Drive; running thence along the property line along the right-of-way of Commerce Drive and following the curvature thereof, a distance of 336.01 feet to an existing iron pin, said curve being a curve to the right having a radius of 480.0 feet and a bearing of N.40°06'28"W., said point being the point of beginning.

This conveyance is further subject to all matters set forth on the aforesaid plat together with any governmental requirements, setback lines, rights-of-way, easements, roads, zoning, restrictive covenants and the like matters which appear of public record or on the premises.

CONTINUED ON NEXT PAGE

CGTO ----- 7 JUL 16 84 086

4.0000

RECORDED

7328-172