

W. H. Taylor, Notary Public, Greenville, S. C.

Horton D. Riley, Wiley, Laws & Stewart

307 Pettigrew Street, Greenville, S. C. 29603

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE S.C.

OCT 12 12 45 PM '84

KNOW ALL MEN BY THESE PRESENTS, that INDEPENDENT PROPERTIES, INC., 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 Eleven Thousand Eight Hundred Fifty and No/100 (\$11,850.00) Dollars,

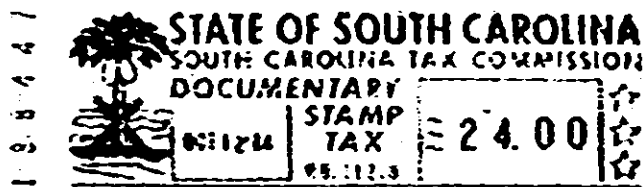
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto GUSTAVO A. FERNANDEZ-RUBIO, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, together with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being on the Southwestern side of Kestrel Court, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. Sixty-Eight (68) on plat entitled Section 1, Hedgewood Place, dated March, 1983, prepared by Dalton & Neves Co., Engineers, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 9-F, at Page 76, reference to said plat being hereby craved for a metes and bounds description thereof.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

This is a portion of the property conveyed to the Grantor herein by deed of Lillie Singleton, dated December 17, 1982, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1179, at Page 357, on December 22, 1982.

-12-276-525.3-1-39



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 does hereby bind itself and its successors 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 of any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 10th day of October, 1984.

SIGNED, sealed and delivered in the presence of:

Handwritten signatures of Teresa Laws and Linda B. Osborne

INDEPENDENT PROPERTIES, INC. (SEAL) A Corporation By: James W. Hayes, President

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, 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 10th day of October, 1984

Notary Public for South Carolina Linda B. Osborne (SEAL)

RECORDED this 12th day of OCT 12 1984 at 12:45 P/ M. No. 11168