

State of South Carolina TITLE TO REAL ESTATE

GREENVILLE COUNTY Know All Men by These Presents:

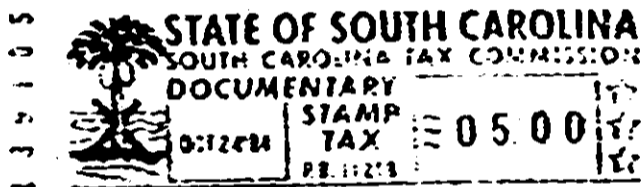
That Thomas L. Magaha hereafter referred to as Grantor, in consideration of the sum of Two Thousand Five Hundred and No/100 and assumption of Mortgage described below by Multimedia, Inc. hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, his granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns forever

ALL that certain piece, parcel or unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 6 of Twelve Oaks Horizontal Property Regime, the Master Deed for which is recorded in the RMC Office of Greenville County in Deed Book 1146, pages 244 through 303, inclusive.

This is the same property conveyed to the Grantor herein by deed from American Service Corporation of S.C., dated August 21, 1981 and recorded in Deed Book 1153, Page 939.

This conveyance is made subject to all restrictions and easements and rights-of-way or agreements affecting the property that may appear of record, on a recorded plat, or on the premises, or that are known to the grantee. -12-271-277-2-5.10

This conveyance is subject to that certain note and mortgage dated August 21, 1981 from Grantor to American Service Corporation of S.C. in the original principal amount of \$49,150, with a current principal balance of \$48,583.61, recorded in the RMC Office for Greenville County, S.C. in R.E.M. Book 1550 at Page 644, said Mortgage being thereafter assigned by American Service Corporation of S.C. to American Federal Savings and Loan Association, dated August 21, 1984 and recorded in R.E.M. Book 1550 at Page 648.



TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining. TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 11th day of October, 1984.

Signed, Sealed and Delivered in the Presence of [Signatures]

Thomas L. Magaha (Seal) Grantor

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Subscribed to before me this 11th day of October, 1984. [Signatures]

[Signature]

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER - NOT NECESSARY

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. [Name] wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this [Day] day of [Month], 19[Year]. [Signature]

My Commission expires January 1, 197[Year]. Recorded this [Day] day of [Month] 1984 at [Time] P/M. No. 12-174