

SPECIAL WARRANTY DEED BY A CORPORATION - Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, SC

FILED  
GREENVILLE CO. S.C.

Grantees address: Route #3, Box 144,  
Greenville, S.C., 29611.

STATE OF SOUTH CAROLINA

DEC 27 3 34 PM '84

COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that FIRST-CITIZENS BANK & TRUST COMPANY OF SOUTH CAROLINA, 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 SIXTY-SIX THOUSAND NINE HUNDRED AND NO/100THS (\$66,900.00) 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 SHELTON J. RIMER, his heirs and assigns forever:

ALL that certain piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina, in Glassy Mountain Township, being 65.57 acres as described on a plat prepared by Wolfe & Haskey, Inc., Engineering and Surveying, dated April 7, 1976, recorded in the RMC Office for Greenville County in Plat Book 5-B at page 55 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an old iron pin on the south side of Rimer Road, said point being the northwestern corner of the property described herein and the northeastern corner of property belonging to Dr. Walker, running thence N 39-47 E 24.4 feet to an old iron pin; thence S 73-37 E 98.8 feet to an old iron pin; thence S 55-06 E 199.9 feet to an iron pin; thence S 46-00 E 129.4 feet to an iron pin; thence S 54-49 E 418.9 feet to an iron pin; thence S 71-39 E 78 feet to an iron pin; thence S 76-19 E 131.8 feet to an iron pin; thence S 47-17 E 197.1 feet to an old iron pin; thence S 05-58 E 463.8 feet to an iron pin; thence S 04-00 E 100 feet to an iron pin; thence S 65-11 E 152.6 feet to a railroad spike; thence S 05-43 W 423.3 feet to an "x" on Little Round Rock; thence S 29-24 W 687.94 feet to an iron pin; thence S 68-42 W 96.8 feet to an iron pin; thence N 80-11 W 61.6 feet to an iron pin; thence S 81-36 W 315.1 feet to an "x" on Rock; thence N 89-39 W 134 feet to an iron pin; thence N 83-47 W 333.18 feet to an "x" on Rock by Boulder; thence N 86-23 W 305.1 feet to an iron pin; thence N 89-08 W 170.7 feet to an iron pin; thence N 85-00 W 87.9 feet to an iron pin; thence S 00-23 W 343.5 feet to an iron pin; thence N 14-41 W 380.5 feet to an iron pin; thence N 38-01 N 210.7 feet to an iron pin; thence N 61-16 E 646.7 feet to an iron pin; thence N 24-53 E 120.3 feet to an iron pin; thence N 12-16 W 29 feet to an iron pin; thence N 24-49 W 184.7 feet to an old iron pin; thence N 01-59 W 107.3 feet to an iron pin; thence N 01-05 E 431.47 feet to an iron pin; thence N 01-19 W 239.9 feet to an old iron pin, the point of beginning.

DERIVATION: Deed of W. Daniel Yarborough, Jr., Master in Equity for Greenville County, recorded February 3, 1984 in Deed Book 1205 at page 700.

3-315-646.2-1-7.1

This conveyance is subject to any and all existing easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

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, successors and assigns, forever. And, the grantor does hereby bind itself to warrant and defend the right and title to the above-described property unto the said grantee(s) against the claims of all persons whosoever lawfully claiming by, through or under grantor, but not otherwise.

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 21st day of December, 1984.

SIGNED, sealed and delivered in the presence of:

FIRST-CITIZENS BANK & TRUST COMPANY OF SOUTH CAROLINA  
A Corporation (SEAL)

Renee C. Hubbard  
Tina Bulledge

BY: David C. Austin U.P.  
David C. Austin  
Vice-President/City Executive

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

PROBATE  
(Corporation)

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officer(s), sign, seal and as the grantor's act and deed deliver the within written Special Warranty Deed, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN TO before me, this 21st day of December, 1984.

Janet Spence (SEAL)  
Notary Public for South Carolina  
My Commission Expires: 10-17-89

Renee C. Hubbard

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY TAX STAMP  
134.00  
F.B. 1218  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
73.70  
DEC 27 '84  
GREENVILLE COUNTY  
1675

19148  
RECORDED: DEC 27 1984 at 3:34 P/M

5120

4328 RV 2