

State of South Carolina

TITLE TO REAL ESTATE

GREENVILLE COUNTY

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WHEREAS,

NOW THEREFORE, Know All Men By These Presents:

That SCL I Limited Partnership Exchange for common stock valued at \$153,000, plus consideration of the sum of assumption of mortgage indebtedness described below DOLLARS, paid to Grantor by Mrs. Winner's of South Carolina, Inc, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has 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 piece, parcel or lot of land situate, lying and being in the City of Greenville, Greenville County, South Carolina, containing 1.4 acres and having according to a plat of property of "First Piedmont Mortgage Company" dated February 17, 1982, revised August 2, 1982, the following metes and bounds, to-wit:

-12 - 500 - 280 - 1 - 5.24

BEGINNING at a new iron pin on the northeastern corner of Greenland Drive at the intersection with Frontage Road and running thence with the line of Frontage Road N. 1-11 E. 167.0 feet to an old iron pin in the edge of a 38 foot easement; thence turning and running along the edge of said 38 foot easement N. 80-29 E. 232.36 feet to a point on the line of property now or formerly of First Piedmont Mortgage Company (U.S. Shelter Corp.); thence with the line of said property S. 49.33 E. 276.05 feet to a point on the edge of the right-of-way of Greenland Drive; thence turning and running along the northern edge of the right-of-way of Greenland Drive the following courses and distances: N. 88-51-30 W. 88.27 feet to a point; S. 85-37 W. 81.8 feet to a new iron pin; S. 85-28 W. 7.7 feet to a new iron pin; S. 80-47 W. 96.4 feet to a new iron pin; S. 85-51 W. 80.9 feet to a new iron pin; N. 89-40 W. 79.4 feet to a new iron pin, the point of beginning

Grantee assumes and agrees to pay that certain note and mortgage from SCL I Limited Partnership to American Federal Savings & Loan Association in the original principal amount of \$281,250, dated October 22, 1982 and recorded November 3, 1982 in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 1584 at Page 947, the present principal balance due on said mortgage being \$278,299.04.

(continued on reverse side)

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 4th day of May, 19 84

Signed, Sealed and Delivered in the Presence of

Sara A. Barfield (Seal)

SCL I LIMITED PARTNERSHIP (A South Carolina Limited Partnership) (Seal)

By Tecumseh Hooper, Jr. (Seal) General Partner (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.

Sworn to before me this 4th day of May 19 84 Sara A. Barfield (Seal) Notary Public for South Carolina

(Signature of Notary)

My Commission expires 9/23/90

(Renunciation of Dower) see reverse side

[CONTINUED ON NEXT PAGE]