

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that Jimmy O. Bayne

DO NOTED 2 07 PM '84

in consideration of Fifty-five Thousand Five Hundred Fifty-three and 83/100 (\$55,553.83)----- Dollars, and the assumption of that certain mortgage hereinafter set forth,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto

M & J Associates, Inc., its successors and assigns, forever:

ALL that certain piece, parcel, or tract of land, together with all improvements thereon, containing 42.06 acres, more or less, situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Woodruff Road (S.C. Highway #146), and being shown and designated on plat entitled "Survey for Jimmy O. Bayne," dated September 24, 1980, prepared by W. R. Williams, Jr., Engineer/Surveyor, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-I, at Page 82, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin in the center line of Woodruff Road (S.C. Highway #146) at the joint front corner of the property herein described and property now or formerly of Hinton, and running thence with the line of property now or formerly of Hinton, S. 25-41 W. 761.7 feet to an iron pin; thence, S. 11-02 E. 1398.7 feet to an iron pin at the corner of property now or formerly of Jenkins; thence with the line of property now or formerly of Jenkins, the following courses and distances: S. 76-03 W. 795.0 feet to an iron pin; thence, N. 48-45 W. 280.5 feet to an iron pin in the line of property now or formerly of Cooper; thence with the line of property now or formerly of Cooper, the following courses and distances: N. 49-40 E. 150.5 feet to an iron pin; thence, N. 12-08 W. 640.0 feet to an iron pin; thence, N. 3-26 W. 521.4 feet to an iron pin; thence, N. 79-40 E. 85.8 feet to an iron pin; thence, N. 18-28 E. 1264.1 feet to an iron pin in the center line of Woodruff Road (S.C. Highway #146), at the joint front corner of the property herein described and property now or formerly of Cooper; thence with the center line of Woodruff Road (S.C. Highway #146), S. 53-33 E. 740.1 feet to an iron pin, the point of Beginning.

CONTINUED ON REVERSE SIDE

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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(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators 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 or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 27th day of

June, 1984.

SIGNED, sealed and delivered in the presence of:

Dianne H. Massey
[Signature]

Jimmy Bayne (SEAL)

[Signature] (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27th day of June 1984

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires

Dianne H. Massey

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 198

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires

Marilyn M. Bayne

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ENCLOSURE

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