

Prepared by PRICE & BOAG, Attorneys at Law, Greenville, S. C.

State of South Carolina GREENVILLE COUNTY

OCT 18 9 43 AM '71 OLLIE FARNSWORTH R. M. C.

TITLE TO REAL ESTATE

Know All Men by These Presents:

That C. P. HOLCOMBE hereafter referred to as Grantor, in consideration of the sum of ONE HUNDRED THIRTY-ONE THOUSAND FOUR HUNDRED SIXTY-ONE AND NO/100 DOLLARS, paid to Grantor by BRECKINRIDGE ASSOCIATES, LIMITED 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 on Pelham Road in the City of Greenville, County of Greenville, State of South Carolina, containing 11.951 acres as shown on Survey for Breckinridge Associates, Limited, dated September 21, 1971 prepared by Carolina Surveying Co., recorded in the Office of the R.M.C. for Greenville County, State of South Carolina in Plat Book 4J, at Page 83 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the edge of the right-of-way at Pelham Road at the joint front corner of property herein described and property of Duke Power Co. and running thence along the edge of right-of-way of Pelham Road S. 74-42 E. 100 feet to an iron pin; thence continuing along the edge of the right-of-way of Pelham Road S. 70-09 E. 100 feet to an iron pin; thence continuing along the right-of-way of Pelham Road S. 60-10 E. 230.0 feet to an iron pin at joint front corner of property herein described and property of Redman Development Corporation; thence turning and running along common line with Redman Development Corporation S. 37-41 W. 1134.8 feet to an iron pin; thence turning and running N. 76-49 W. 77.5 feet to an iron pin; thence continuing N. 76-43 W. 230.2 feet to an iron pin; thence turning and running S. 84-28 W. 230.3 feet to an iron pin; thence turning and running along common line with Pelham Woodmere Ltd. Partnership and Duke Power Co. N. 39-05 E. 1320.6 feet to an iron pin, the point of beginning.

The foregoing property is conveyed subject to any and all easements and/or rights-of-way of record in Greenville County, State of South Carolina.

The above described property is the same conveyed to the Grantor by deeds of record in the R.M.C. Office for Greenville County, State of South Carolina, in Deed Book 44, at Page 193, and Deed Book 459, at Page 3.

Grantee to pay 1971 taxes.

Greenville County Stamps Paid \$ 144.65 Act No. 380 Sec. 1

510-279-2-2

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 Successors/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 15th day of October, 1971.

Signed, Sealed and Delivered in the Presence of

[Signatures of witnesses]

[Signatures and seals of witnesses and grantor]

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor or the Grantor by its duly authorized officer(s) 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

15th day of October, 1971 [Signature] Notary Public for South Carolina

My Commission expires 6-10-80

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ida R. Holcombe 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 Grantor 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

15th day of October, 1971 [Signature] Notary Public for South Carolina

My Commission expires 6-10-80

Recorded this 18 day of October, 1971 at 9:43 P. M., No. 11082

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