

Grantee's Address: c/o Mod Systems, Incorporated, P.O. Box 585, Greer, SC
Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, P. A., Attorneys at Law, Greenville, S. C. 29651

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

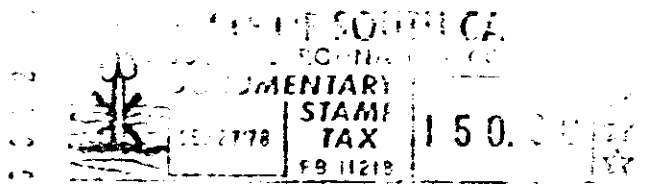
That Richard C. Kern & Dorothy Kern, hereafter referred to as Grantor, in consideration of the sum of Seventy Five Thousand and No/100 (\$75,000.00) DOLLARS, paid to Grantor by Spichtig A G, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its heirs and assigns forever:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, Chick Springs Township, located about three miles South from Greer, S.C., on the western side of the Old Pelham Road, and being shown as a 2.05 acre tract on Survey For Richard C. Kern & Dorothy Kern, dated August 14, 1978, prepared by Piedmont Engineers Architects, Planners, Greenville, S.C., and recorded in Plat Book 67 at Page 86 in the RMC Office for Greenville County, S.C., and having the following metes and bounds according to said Survey, to wit:

BEGINNING at a nail in the center of said road, such nail being 6519.25 feet (+) from S. C. Hwy. 14, corner of property now or formerly of Charles G. & Clara Hinkle and running thence S. 2-20 W. 179.25 feet along the center of said road to a point; thence N. 88-22 W. 516.05 feet to a point in the line of property now or formerly of Robert E. Smith; thence with the line of Smith N. 2-30 E. 166.95 feet to a point on the line of property now or formerly of Charles G. & Clara Hinkle; thence S. 89-44 E. 515.9 feet to a nail in the center of said road, being the point of beginning. Grantor agrees to pay 1978 Greenville County property taxes.

This property is conveyed subject to all easements, restrictions and rights of way, if any, of record.

This is a portion of the property conveyed to Grantors by deed of Kenneth S. Lohmann, dated July 1, 1974 and recorded July 1, 1978 in the RMC Office for Greenville County, S.C., in Deed Book 1002 at Page 264.



-205-529.1-1-13.4
OUT OF 529.1-1-13.2

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 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 27th day of September 1978
Signed, Sealed and Delivered in the Presence of
Valerie D. Watt (Seal)
Dorothy Kern (Seal)
Richard C. Kern (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 27th day of September, 1978
Valerie D. Watt (Seal)
Notary Public for South Carolina
My Commission expires ~~January 1, 1978~~ 8-31-86

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. Dorothy Kern, 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 27th day of September, 1978
Valerie D. Watt (Seal)
Notary Public for South Carolina
My Commission expires ~~January 1, 1978~~ 8-31-86
Recorded this 27th day of September 1978, at 3:56 P. M., No. 9925

5-1-13-

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