

State of South Carolina

TITLE TO REAL ESTATE

GREENVILLE COUNTY

Know All Men by These Presents:

That QOK ASSOCIATES, A South Carolina Partnership, hereafter referred to as Grantor, in consideration of the sum of Two Hundred Thousand and No/100 (\$200,000.00) DOLLARS, paid to Grantor by ROTHCOON, A South Carolina General Partnership, 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:

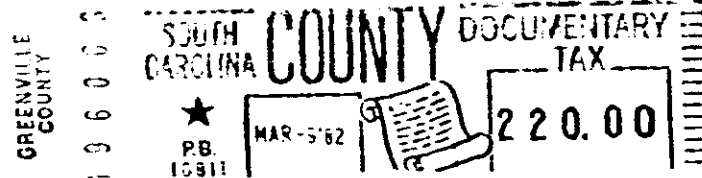
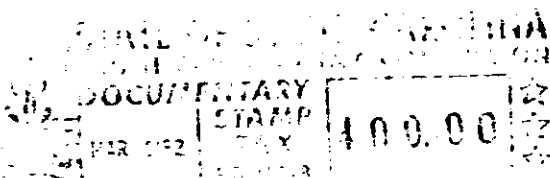
ALL that certain piece, parcel or lot of land with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying and being just west of White Horse Road and on the southerly side of Saluda Lake Road, near the City of Greenville, and being designated as "Property of Dick Broadcasting Company, Inc." on plat dated January 4, 1968 made by Carolina Engineering & Surveying Company and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Saluda Lake Road, which pin is located 235.3 feet in a westerly direction from the southerly corner of the intersection of Saluda Lake Road and White Horse Road and also being joint corner of property now or formerly of Greer and running thence S 38-00 E 363.1 feet to an iron pin; thence S. 57-26 W. 356.3 feet to an iron pin; thence N 68-45 W 679.0 feet to an iron pin; thence N 32-34 W 275.8 feet to an iron pin on the southerly side of Elmhurst Road; thence along said Road, N 55-08 E 270 feet to intersection with Saluda Lake Road; thence with the southerly side of Saluda Lake Road, the following courses and distances: S 70-59 E 254.5 feet, S 72-35 E 100 feet, S 76-35 E 100 feet, S 79-35 E 100 feet and N 89-50 E 104.6 feet to an iron pin, the point of beginning.

13 (308) B 3.2-5-14

Such property is also described on a more recent plat by Carolina Engineering & Surveying Company, dated March 4, 1982, and recorded in plat book 8-2 at page 3, reference to said plat being made for the metes and bounds thereon.

This is the same property conveyed to Grantor by deed of WQOK, INC., recorded May 4, 1977 in the RMC Office for Greenville County, South Carolina in Deed Book 1055 at Page 948.



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 March, 1982.

Signed, Sealed and Delivered in the Presence of

Robert F. Wight, Jr.

QOK ASSOCIATES, A South Carolina Partnership

T. C. Hooper, General Partner; Frances Shelton Hooper, General Partner; Jean L. Hooper, General Partner

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 March 1982

David Olla Gule, Notary Public for South Carolina

My Commission expires January 1, 197 11-21-84

STATE OF SOUTH CAROLINA,

RENUNCIATION OF DOWER

GREENVILLE COUNTY NOT APPLICABLE PARTNERSHIP GRANTOR

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. [Name], 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 Grantee 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

day of 19

Notary Public for South Carolina

My Commission expires January 1, 197

Recorded this MAR 9 1982 day of 19 at 2:18 P. M. No. 20103

Vertical stamp on the right edge of the page: 4325 RV-24