

Grantee's Address: P.O. Box 8624 Greenville, SC 29604

TITLE TO REAL ESTATE - Offices of Bozeman, Grayson & Smith, Attorneys at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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KNOW ALL MEN BY THESE PRESENTS, that LLOYD D. AUTEN

in consideration of Exchange of Property valued at Two Hundred Twenty Thousand and no/100 Dollars
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto L. STEWART SPINKS, his heirs and assigns forever:

ALL that certain piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville as is more fully shown on a plat entitled "Survey for Stewart Spinks" dated May 3, 1984, prepared by Freeland and Associates and containing 43,560 square feet and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin at the intersection of Roper Mountain Road and Woodruff Road and running thence N. 15-45 E 129.37 feet to an iron pin at the corner of a tract containing 7575 square feet and running thence S 74-15 E 247.94 feet to an iron pin; running thence S 12-47 W 154.67 feet to an iron pin on the northern side of Woodruff Road; running thence with the northern side of Woodruff Road N. 87-27 W 189.76 feet to an iron pin at the intersection of Woodruff Road and Roper Mountain Road and running thence with said intersection N 30-23 W 98.73 feet to the point of beginning.

RESERVING UNTO GRANTOR, his heirs and assigns, a non-exclusive sanitary sewer easement, as a perpetual easement appurtenant to the remaining property of Grantor on Roper Mountain Road between Woodruff Road and I-385, for the purpose of installing, constructing, using, maintaining, repairing and replacing sanitary sewer lines, pipes and manholes over, under and across the strip twenty-five (25') feet in width along the eastern line of the property conveyed herein and a strip along Woodruff Road being 17.47 feet in width as is more fully shown on the aforesaid plat and marked as sanitary sewer right of way.

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 17 day of May 19 84

SIGNED, sealed and delivered in the presence of:

Patrick W. Grayson
W. Lindsay Smith

Lloyd D. Auten (SEAL)

_____ (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17 day of May 19 84

Patrick W. Grayson (SEAL)
Notary Public for South Carolina
My Commission Expires: 10-15-89

W. Lindsay Smith

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 17 day of May 19 84
Patrick W. Grayson (SEAL)
Notary Public for South Carolina
My Commission Expires: 10-15-89

Lloyd D. Auten

RECORDED this _____ day of _____ 19 ____ at _____ M. No. _____

(CONTINUED ON NEXT PAGE)