

Newsmith, Margaret Laura New, Alfred G. New, Jr., Mary M. New, John R. New, Jr., Carolyn New Thomas and Marsha New Feimster (the "Grantors"), in consideration of the sum of \$17,500, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release to G. Frank Leage (the "Grantee"):

All that piece, parcel or tract of land situate, lying and being on the western side of U. S. Highway 25 in the County of Greenville, State of South Carolina and having, according to plat entitled "A Survey For: The Estate of Maude Ellen Worley New", dated May 24, 1983, prepared by Enwright Associates, Inc. and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 10K at Page 93, the following metes and bounds:

BEGINNING at an iron pin on the Western side of U.S. Highway 25 (50 feet South of the P & N railroad tracks) and running S 3° 37'E 100.19 feet to a nail and cap; thence turning and running S 85° 39'W 406.27 feet to an old iron pin; thence turning and running along the western side of Duke Street S 3° 32'E 69.14 feet to an iron pin; thence turning and running S 85° 49'W 149.80 feet to an old iron pin; thence turning and running N 2° 19'W 139.39 feet to an old iron pin; thence turning and running S 85° 44'W 264.05 feet to an old iron pin; thence turning and running N 47° 11'W 23.52 feet to a iron pin; thence turning and running along the edge of P & N Railroad right-of-way the following courses and distances the chords of which are: N 76° 37'E 127.08 feet to a point; thence N 79° 34'E 96.46 feet to a point; thence N 82° 27'E 96.45 feet to a point; thence N 85° 25'E 96.56 feet to a point; thence N 88° 04'E 97.36 feet to a point; thence continuing along the said railroad right-of-way the following course and distance the tangent of which is N 89° 11'E 322.45 feet to a iron pin which is the Point of Beginning. Subject to all rights-of-way, easements, conditions, public roads and restrictions of record.

Together with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the said Grantee, and the Grantee's heirs, successors and assigns, forever.

And, the Grantors do hereby bind the Grantors and the Grantors' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and assigns against the Grantors and the Grantors' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands and seals as of this 17th day of September, 1984.