

Grantor's Address: 91 ^{GREENVILLE S.C.} ~~Fairman Company~~ ^{General Building}, Greenville, S.C. 29601

OCT 21 12 24 PM '80

DONALD E. SANDERSLEY
R.M.C.

BOOK 1135 PAGE 873

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE BY A CORPORATION

For True Consideration See Affidavit
Book 40 Page 1461

KNOW ALL MEN BY THESE PRESENTS, that LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Ten (\$10.00) Dollars, and other valuable consideration including assumption of mortgage as hereinafter set out, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto ROPER CENTER ASSOCIATES, a South Carolina Limited Partnership, its successors and assigns,

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina on the northern side of Interstate Highway 85 between Greenville and Spartanburg being shown and designated as 9.80 acres on a plan by Robinson Engineering Service dated July 8, 1971 recorded in the RMC Office for Greenville County in Plat Book SSS at Page 459 and having according to a more recent survey made by Enwright Associates, Inc. September 24, 1980 entitled "Roper Center Associates" the following metes and bounds, to-wit:

BEGINNING at an old nail in the center of Highway I-85 Frontage Road at the corner of property now or formerly of P. L. Smith, Jr. and running thence with the center of said Frontage Road the following courses and distances: with the curve of said road, the chord of which is S. 56-00 W. 393.61 feet to an old nail, and S. 63-26 W. 584.52 feet to an old nail at the intersection of said Frontage Road with Phillips Road; thence with the intersection of said roads, the chord of which is N. 84-04 W. 107.70 feet to an old nail in the center of Phillips Road; thence with the center line of said Phillips Road N. 53-08 W. 231.14 feet to an old nail at the intersection of said road with Johns Road; thence with the center line of Johns Road the following courses and distances: N. 42-18 E. 135.48 feet to a new nail, thence with the curve of said road the chord of which is N. 32-16 E. 166.43 feet to a new nail, thence N. 22-14 E. 385.05 feet to a new nail and thence with the curve of said road, the chord of which is N. 28-24 E. 120.56 feet to an old nail at the corner of property now or formerly of Tri-State Machinery Co., Inc.; thence leaving Johns Road and running with the line of property now or formerly of said Tri-State Machinery Co., Inc., S. 48-55 E. 221.36 feet (iron pin at 18.95 feet) to an old iron pin; thence with the line of property now or formerly of P. L. Smith, Jr. S. 48-26 E. 262.41 feet to an old iron pin and S. 82-30 E. 398.47 feet (old iron pin at 356.91 feet) to an old nail in the center line of Highway I-85 Frontage Road, the point of beginning.

This is the same property acquired by the Grantor by deed of T. Bernard Phillips recorded October 21, 1980 in the RMC Office for Greenville County, South Carolina in Deed Book 1135 at Page 868.

11-205-530.5-1-14.1

As a part of the consideration herein Grantee assumes and agrees to pay the indebtedness secured by that certain Mortgage of Real Estate from Grantor to T. Bernard Phillips dated October 21, 1980 recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1521 at Page 430 and having a present balance of \$110,050.00.

This conveyance is made subject to the rights of others in and to that portion of the property lying within the boundaries of the rights of way of Highway I-85, Johns Road and Phillips Road.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX
STAMP
310.00

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ OCT 21 '80
P.B. 13811
170.50

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