

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that J. MATHIS BROWN

in consideration of -----One Hundred Thirty Thousand and no/100-----Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto PAWN WORLD, INCORPORATED, its successors and assigns forever:

ALL that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being at the southwestern corner of the intersection of Highway 291 and Poinsett Highway near the City of Greenville in Greenville County, South Carolina, having the following metes and bounds according to plat entitled "Property of E. H. Batson" dated August 6, 1979, prepared by Clifford C. Jones, Registered Professional Engineer and Land Surveyor, recorded in Plat Book 7-L, Page 54, Greenville County R.M.C. Office:

BEGINNING at an iron pin located at the point of intersection of the eastern right-of-way of Poinsett Highway with the southern right-of-way of Highway 291, and running thence with the eastern right-of-way of Poinsett Highway, S. 4-55 E. 40.7 feet to an iron pin; thence continuing with said right-of-way, S. 4-09 E. 50.4 feet to an iron pin; thence continuing with said right-of-way, S. 3-09 E. 50.8 feet to an iron pin; thence continuing with said right-of-way S. 1-39 E. 37.2 feet to an iron pin at the intersection of a street connecting Poinsett Highway with Highway 291; thence with the curve of the right-of-way of said street, the chord of which is N. 76-31 E. 12.1 feet to an iron pin on said street right-of-way; thence continuing with said street right-of-way N. 39-43 E. 116.5 feet to an iron pin; thence with the curve of said street right-of-way, the chord of which is N. 19-23 E. 25 feet to an iron pin; thence continuing with the curve of said street right-of-way, the chord of which is N. 23-29 W. 25 feet to an iron pin; thence continuing with the curve of said street right-of-way, the chord of which is N. 52-23 W. 14.7 feet to the intersection of said street right-of-way with the southern right-of-way of Highway 291; thence with the southern right-of-way of Highway 291 N. 63-09 W. 51.4 feet to an iron pin; thence continuing with said right-of-way N. 65-00 W. 22.5 feet to an iron pin; thence continuing with the curve of said right-of-way, the chord of which is S. 24-20 W. 17.7 feet to the point of beginning; and being the same property conveyed to the Grantor herein by Deed of J. M. Brown Vending Company, Inc., recorded March 9, 1981 in Deed Book 1143 at Page 906, Greenville County R.M.C. Office.

12-235-173.2-5-23

This conveyance is made subject to existing easements, restrictions and rights-of-way of record.

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 assigns, against the grantor(s) and the grantor's(s) heirs 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 16 day of July, 1984.

SIGNED, sealed and delivered in the presence of:

*James A. Quattlebaum*  
*James Campese*

*J. Mathis Brown* (SEAL)  
 J. MATHIS BROWN (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 16th day of July, 1984.

*James A. Quattlebaum* (SEAL)  
 Notary Public for South Carolina  
 My commission expires: 4-21-90

*James Campese*

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

day of July, 1984.

Notary Public for South Carolina.  
 My commission expires

(SEAL)

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_

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LEATHERWOOD, WALKER, TODD & MANN

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RECEIVED

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