

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RECORDED
GREENVILLE CO. S. C.
JAN 31 4 45 PM '74
DONNIE S. TANKERSLEY
R.M.C.

Love, Threatt
and Knell

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KNOW ALL MEN BY THESE PRESENTS, that Kingroads Development Corporation,
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 One Dollar (\$1.00), assumption of mortgages set out herein, and liquidation of stock in Grantor Corporation,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain,
sell and release unto T. C. Threatt, his heirs and assigns forever:

ALL Of the following-described pieces, parcels and lots of land situate in the
County of Greenville, State of South Carolina, each being depicted on a plat of
survey as more fully set out hereinafter:

ALL That piece, parcel, or lot of land lying on the northwestern side of North
Kings Road adjoining property now or heretofore owned by Piedmont Paint Company
and Dr. Pepper Bottlers, said parcel fronting 642.16 feet on North Kings Road
and being shown as 6.63 acres on a plat of survey prepared by Piedmont Engineers,
Architects & Planners, dated January 29, 1973, and recorded in Plat Book 5E
at Page 76 in the RMC Office for Greenville County.

ALSO, The following-described parcels of land shown on an unrecorded plat of
survey prepared for Kingroads Development Corporation by Piedmont Engineers,
Architects & Planners, dated January 28, 1967, revised April 19, 1968, October
18, 1968 and January 28, 1974, each parcel being more fully described as follows:

ALL That piece, parcel or lot of land shown as Parcel 6 on said survey, said
parcel situated on the northwestern side of South Carolina Highway 291 and
fronting 151.78 feet thereon adjoining property shown on said plat to be occupied
by an Esso Service Station, with Parcel 6 being shown as being presently occupied
by a Shakey's Pizza Parlor.

ALSO, That parcel of land described as Parcel 1 on said plat containing 23.97
acres and fronting on the southeastern side of South Carolina Highway 291 and
on the southwestern side of South Carolina Highway 30, also known as Mauldin
Road. Said parcel is shown on the aforementioned plat as having a proposed
road to be known as South Kings Road along its southeastern and southwestern
boundaries, this road presently conforming to a 66-foot right-of-way given by
Kingroads Development Corporation to the City of Greenville for a water line.

ALSO, That piece, parcel or lot of land described on the aforementioned plat as
Parcel 5 consisting of 7.16 acres, adjoining Parcel 1 as shown on said plat,
Parcel 5 fronting 372.50 feet on the southeastern side of South Carolina Highway
291, being bounded on the southeastern side by the right-of-way of Interstate
Highway 85 and fronting 312.3 feet on said right-of-way.

For True Consideration See Affidavit
Book 38 Page 249

(cont'd on back)

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 does hereby bind itself and its successors 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 whosoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its
duly authorized officers, this 31st day of January 1974.

SIGNED, sealed and delivered in the presence of:

KINGROADS DEVELOPMENT CORPORATION (SEAL)

A Corporation

By:

Beverly C. Threatt
Mason A. Addinck

President

Secretary

T. C. Threatt
M. F. Woodward

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within
named Corporation, by its duly authorized officers, sign, seal and as the grantor'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 31 day of January 1974.

Mason A. Addinck (SEAL)
Notary Public for South Carolina.

Beverly C. Threatt

My commission expires: 10-26-81

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

(CONTINUED ON NEXT PAGE)

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