

110 Hughes Blvd 205
PO Box 1821
Greenville SC

SPECIAL WARRANTY DEED

VAL 1047 153

KNOW ALL MEN BY THESE PRESENTS:

39 1352

GREENVILLE, S.C.
DEC 2 2 51 PM '76
DONNIE S. TANKERSLEY
R.M.C.

THAT REPROCO, INC., a Delaware corporation

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto

PARAMOUNT DEVELOPERS, INC. of Greenville, South Carolina,

Grantee, the following real property and premises, situate in the County of Greenville

, State of South Carolina, to wit:

All that piece, parcel or lot of land situate on the southwest side of Laurens Road (also known as U.S. Highway No. 276), southeast of the City of Greenville, in Greenville County, South Carolina, and having, according to a plat made by Dalton & Neves, Engineers, dated November, 1967, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Laurens Road (U.S. Highway 276), at joint front corner of property of Grantor and property now or formerly of U. G. Cantrell, Jr.; thence along the right-of-way of Laurens Road, N 39-55 W, 120.6 feet to an iron pin at the intersection of property of grantor with a highway site easement right-of-way; thence continuing along said site easement right-of-way, N 88-09 W, 64.6 feet to an iron pin at the intersection of the property of the grantor with the new right-of-way of Fairforest Way (Road S-434); thence along said right-of-way of Fairforest Way, S 41-49 W, 125 feet to a drill hole in concrete paving, joint rear corner of the property herein conveyed and property now or formerly of Robert S. Woodlief; thence along the line of property of the grantor, S 47-57 E, 176.36 feet to an iron pin on the line of property now or formerly of U. G. Cantrell, Jr., thence along the line of said property, N 38-58 E, 150 feet to the point of beginning.

BEING the identical property conveyed to Reproco, Inc. by Deed from Robert S. Woodlief, dated August 5, 1968, recorded August 9, 1968, Book 850, page 53, RMC Office for Greenville County, S.C.

- 299 - 10.2 - 1 - 5.1

together with all improvements thereon and the appurtenances thereunto belonging, and warrants the title only against the claim of every person whomsoever claiming by, through or under Grantor. This deed is subject to all taxes and questions of survey, zoning ordinances, restrictions and easements of record or in place.

GRANTOR DOES NOT WARRANT EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER, ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATED. GRANTEE BY ACCEPTANCE HEREOF ACKNOWLEDGES THAT HE HAS MADE A COMPLETE INSPECTION OF THE ABOVE DESCRIBED REAL PROPERTY AND ANY IMPROVEMENTS AND/OR EQUIPMENT LOCATED THEREON AND IS IN ALL RESPECTS SATISFIED THEREWITH AND ACCEPTS THE SAME "AS IS".

TO HAVE AND TO HOLD said described premises unto the said Grantee, its successors, heirs and assigns forever.

SIGNED AND DELIVERED this 12th day of October, 1976.

WITNESS:

REPROCO, INC.

Wynona Danielhis

By Robert S. Woodlief
Vice-President

[Signature]

ATTEST:

By Beitha Lanckuit
Asst. Secretary

Form 3897 11-74

M 11.2

0 15 3

4328 RV-2