

Prepared by WYCHE, BURCHES, FREEMAN & TANKERSLEY, P. A., Attorneys at Law, Greenville, S. C. 1131

State of South Carolina GREENVILLE COUNTY TITLE TO REAL ESTATE Know All Men by These Presents:

That First Carolina Development Corporation, hereafter referred to as Grantor, in consideration of the sum of Thirty-eight Thousand and No/100 (\$38,000.00) DOLLARS, paid to Grantor by Carl D. and Virginia W. Whitmer, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee

All that piece, parcel or lot of land situate, lying and being on the western side of Southland Avenue, and having according to a plat entitled Property of Southland Co., A Partnership, dated April 4, 1978, and revised April 5, 1978, prepared by C. O. Riddle, Surveyor, recorded in the RMC Office for Greenville County, S. C. in Plat Book 6-H, at Page 38, in the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Southland Avenue at the joint front corner of the premises herein described and property now or formerly of J. P. Thompson, Jr. and running thence with the line of property now or formerly of J. P. Thompson, Jr. S. 63-35 W. 196 feet to an iron pin in the line of property now or formerly of McDaniel Heights Apartment Corp. at the joint rear corner of Lot No. 1 and property now or formerly of J. P. Thompson, Jr.; thence with the line of property now or formerly of McDaniel Heights Apartment Corp. N. 26-29 W. 69.94 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 2; thence with the line of Lot No. 2 N. 64-10 E. 196.83 feet to an iron pin on the western side of Southland Avenue at the joint front corner of Lots Nos. 1 and 2; thence with the western side of Southland Avenue S. 25-50 E. 67.89 feet to the point of beginning.

This conveyance is made subject to the restrictive covenants set out in Deed Book 1072 p. 335 and to the setback lines, utility and drainage easements shown on plat recorded in Plat Book 6-H at page 38.

This property is also conveyed subject to an easement for a service alley having a width of 10 feet as shown on Exhibit A attached to the aforementioned covenants. Said service alley easement shall begin at and extend along the entire southern edge of the property but shall not have a width at any point greater than 10 feet.

This is the same property conveyed to Grantor by deed of Southland Company, a South Carolina General Partnership, dated January 26th, 1979 and recorded in the RMC Office for Greenville County, S. C., in Deed Book 1096, at Page 501, on February 5, 1979 (26) 500-67.5-1-5.4

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 14th day of August 1980

FIRST CAROLINA DEVELOPMENT CORPORATION By: [Signature] (Seal) Louis F. Sedgwick (Seal)

Signed, Sealed and Delivered in the Presence of

Elyse S. Harwell [Signature] [Signature]

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 14th day of August, 1980

[Signature] (Seal) Notary Public for South Carolina

My Commission expires January 1, 197 MY COMMISSION EXPIRES 5-12-1988

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

Not Necessary - Grantor a Corporation

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. [Signature], wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

[Signature] (Seal) Notary Public for South Carolina

My Commission expires January 1, 197 Recorded this AUG 15 1980 day of at 2:56 P.M.

GREENVILLE COUNTY DOCUMENTARY TAX 41.80

0302

4328 RV-2