

thence along the common line of said property N 89-10 W 182 feet to an iron pin; thence S 24-08 W 160.16 feet to an iron pin; thence S 8-07 E 115 feet to an iron pin on the northern side of Rutherford Road, the point of beginning.

DERIVATION: Deed of Ward S. Stone, et al, recorded April 5, 1983 in Deed Book 1185 at page 681; and deed of B. I. Turner, same as Benjamin I. Turner, recorded April 26, 1984 in Deed Book 1211 at page 221.

As a part of the above-stated consideration, the grantee, by the acceptance of the delivery of this deed, does hereby expressly agree to assume and be responsible for the payment of the balance due on that certain mortgage executed by Dee Smith Co., Inc. to Ward S. Stone, Eugene E. Stone, Jr., Frances C. Taylor, and Eugene E. Stone, III as Trustees under the Will of T. C. Stone, deceased, and Eugene E. Stone, Jr. and Alexander M. Stone, as Trustees under Trust Agreement dated June 16, 1975, and recorded in Deed Book 1026 at page 24; said mortgage being dated March 31, 1983 in the sum of Two Hundred Forty Thousand and No/100ths (\$240,000.00) Dollars recorded April 5, 1983 in Mortgage Book 1600 at page 772 and having a present principal balance of Two Hundred Thousand and No/100ths (\$200,000.00) Dollars.

This conveyance is subject to any and all existing easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

It is the intention of the grantor, by the execution and delivery of this Deed, to convey to the grantee, its successors and assigns, title to all that property acquired by the grantor from Ward S. Stone, et al, by deed recorded April 5, 1983 in Deed Book 1185 at page 681, and from B. I. Turner, same as Benjamin I. Turner, recorded April 26, 1984 in Deed Book 1211 at page 221, with the exception of that one (1) acre tract and .83-acre tract set forth on plat of Pro-Del, Inc. recorded in Plat Book 10K at page 50 & 51.

together with all and singular 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, and the grantee'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 and the grantee's heirs or successors and against every person whomsoever 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 the 26 day of April, 1984.

IN THE PRESENCE OF: Betty L. Harris DEE SMITH CO., INC. (SEAL)
P. Gray Walsh BY: Dee A. Smith
President
Dee A. Smith
Secretary

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF GREENVILLE)

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 the 26 day of April, 1984. Betty L. Harris
P. Gray Walsh (SEAL)
Notary Public for South Carolina
My Commission Expires: 6/15/89

RECORDED this _____ day of APR 26 1984, 1984, at 11:32 A/M., No. 33182