

State of South Carolina
GREENVILLE COUNTY
DONNIE S. TANKERSLEY
R.H.C.

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Larry D. Estridge and Charles W. Wofford, hereafter referred to as Grantor, in consideration of the sum of Ten (\$10.00) DOLLARS, paid to Grantor by The Adulas Group, a limited partnership organized under S. C. law, 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, its successors and assigns:

ALL those pieces, parcels or lots of land, with all improvements thereon, located in the County of Greenville, State of South Carolina, as more particularly described on Exhibit "A" attached hereto and made a part hereof. All of the grantors named herein are partners in the grantee limited partnership, and the transfer effected by this deed constitutes their contributions to the capital of said partnership. The property described herein was transferred to the grantors named herein by the deed of First Trust, Ltd., dated August 1, 1976 recorded in the RMC Office for Greenville County in Deed Book 1040 at Page 761, conveying title to said property to said parties in the following undivided percentage interests: C. T. Wyche - 35%, Micco Corporation - 20%, Sterling Capital, Ltd. - 15%, Fannie I. Cromwell - 10%, Larry D. Estridge - 10%, and Charles W. Wofford - 10%. - 85-608.3-1-15

The property designated as "Tract I" on Exhibit A is conveyed to the grantee subject to the lien of that certain Purchase Money Mortgage granted by First Trust Ltd. to T. C. Threatt, M. F. Woodward, and Cherry Investors, Inc., securing a Purchase Money Mortgage in the initial face amount of \$707,000.00, recorded in Mortgage Book 1278 at Page 223. The property designated as "Tract II" on Exhibit A is transferred subject to that certain Purchase Money Mortgage granted by First Trust, Ltd. to Wm. R. Timmons, Jr. and W. T. Patrick securing a Purchase Money note in the initial face amount of \$30,000.00, dated November 28, 1972, and recorded in Mortgage Book 1260 at Page 402. Both Tract I and Tract II are also conveyed subject to that certain Mortgage granted by First Trust, Ltd. to First Piedmont Mortgage Company, Inc., dated May 22, 1973, in the initial face amount of \$1,600,000.00, recorded in Mortgage Book 1278 at Page 233.

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 30th day of August, 1976.

Signed, Sealed and Delivered in the Presence of
Anne H. Carrington
Dwight B. Wood

Micco Corporation
By: Michael C. Kill (Seal) Secretary
C. T. Wyche (Seal)
Fannie I. Cromwell (Seal)
Larry D. Estridge (Seal) Grantor

Sterling Capital, Ltd.
By: John Sterling (Seal) President
Charles W. Wofford (Seal) Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me the undersigned witness and made oath that (s)he saw Grantors sign, seal and as Grantors' 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 Grantors.

SWORN TO before me this 30th day of August, 1976.
Anne H. Carrington
Notary Public for S. C.
My Commission Expires: 5/14/85

Dwight B. Wood
RENUNCIATION OF DOWER ON BACK OF DEED

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

The Adulas Group, c/o Sterling Capital, Ltd., p.o. Box 8931, Sta. A, Greenville, S. C. 29604
608.3-1-15 4-20-77-1-7,9

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