

TITLE TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. C.

MAY 1980

DEED

1120 95

KNOW ALL MEN BY THESE PRESENTS, that Rice Corporation

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Travelers Rest, State of South Carolina, in consideration of

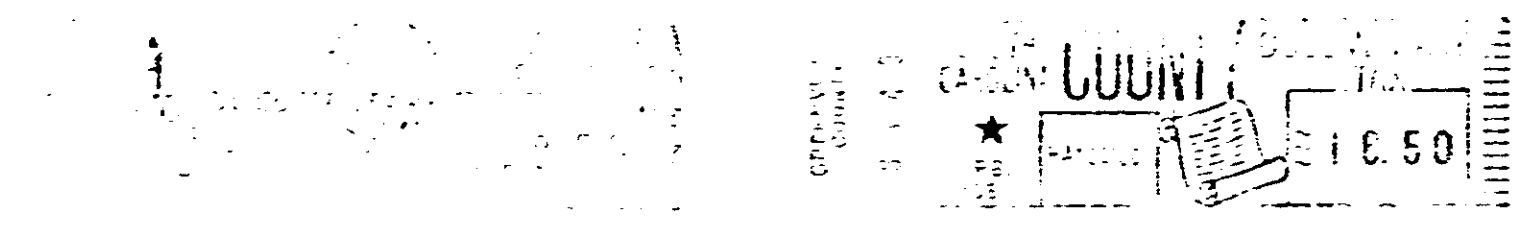
Fifteen thousand and 00/100 (\$15,000.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Donald L. Price, his heirs and assigns forever

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, near S. C. Highway 11 containing 7.54 acres and being more particularly shown and delineated as Tract H on Survey for Max Rice near Greenville, S. C. dated November 1, 1974 and recorded in the RMC Office for Greenville County in Plat Book 5-M at page 36, reference being craved to said plat for a more particular metes and bounds description.

The grantor does hereby reserve unto itself, its successors and assigns, or any person lawfully claiming by it or through it, an easement for access and for the installation and maintenance of utilities over, across and upon the strip of land as shown on the plat recorded in the RMC Office for Greenville County in Plat Book 5-M at page 36. Nothing contained herein shall be intended to imply that the grantee assumes any obligation for the installation or maintenance of any utilities upon said strip. The strip of land referred to in this paragraph specifically refers to easement for road purposes as shown on said plat. The conveyance of the within described property shall be subject to all easements, conditions, covenants, rights of way, roadways, and setback lines which are a matter of public record and actually existing on the ground affecting said property, and particularly to the following: (a) No house trailer or mobile home shall be placed on the within described property in a position where it can be seen from any external boundary of the within described property; (b) no noxious or offensive activity shall be conducted on the within described property, nor shall anything be done thereon which may be or become a nuisance or menace to the surrounding property owners; (c) the use of this property shall be for residential purposes only; and (d) no commercial or business activity of any nature shall be conducted on the within described property.

This is a portion of the same property conveyed to the grantor by deed of Max McGee Rice dated February 17, 1967 and recorded in the RMC Office for Greenville County in Deed Book 814 at page 279.

The grantee's address is: Route 5, Box 171, Piedmont, SC 29673



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 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 16th day of May 1980.

SIGNED, sealed and delivered in the presence of:

James E. Palmer
Ronald G. Barber

RICE CORPORATION (SEAL)
A Corporation
By: *Max M Rice*
President
Secretary

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 16th day of May 1980.

Ronald G. Barber (SEAL)
Notary Public for South Carolina
My commission expires: 1/15/85

James E. Palmer

RECORDED MAY 20 1980 at 3:16 P. M. No. 33677

