

Grantee's address: 3069 Wade Hampton Boulevard, Taylors, S. C. 29687
Prepared by WYCHE, BUDGESS, FREEMAN & PARIHAM, P. A., Attorneys at Law, Greenville, S. C.

State of South Carolina
GREENVILLE COUNTY 4 12 PM '81

TITLE TO REAL ESTATE

Know All Men by These Presents:

That STAR ENTERPRISES, INC., TANKERSLEY, hereafter referred to as Grantor, in consideration of the sum of TWO HUNDRED FIFTY THOUSAND AND NO/100 (\$250,000.00) - DOLLARS, paid to Grantor by JERRY N. SMITH, 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, Jerry N. Smith, his heirs and assigns forever:

ALL that piece, parcel or lot of land in the County and State aforesaid, containing 2.44 acres according to a survey for Bowl-Investors Limited Partnership, prepared August 27, 1976, and revised September 16, 1976, by Piedmont Engineers, Architects & Planners of Greenville, South Carolina, and recorded in the Office of the R.M.C. for Greenville County, South Carolina, in Plat Book 5X at Page 1, and located at the intersection of U. S. Highway 29 and Watson Road, and having the following metes and bounds, to-wit:

BEGINNING at a nail in bottle cap at the corner of the intersection of U. S. Highway No. 29 and Watson Road and running thence along the edge of the right of way of U. S. Highway No. 29, S. 44-29 W. 224.98 feet to a nail in bottle cap; thence turning and running N. 46-01 W. 172.88 feet to a point; thence turning and running N. 29-23 W. 260.5 feet to the center of Marrow Bone Creek; thence down the meanderings of said Marrow Bone Creek, the traverse of which is N. 76-08 E. 372.04 feet to a reinforced concrete pipe; thence running along the edge of the right of way of Watson Road S. 9-55 E. 280.5 feet to a nail in bottle cap, the point of beginning.

12(271) T 30-5-2

This conveyance is subject to those certain easements for ingress and egress set out in a deed from Runion Manufacturing Co., Inc., to Bowl-Investors Limited Partnership, dated October 7, 1976, and recorded in the Office of the R.M.C. for Greenville County, S. C., in Deed Book 1044 at Page 218.

This conveyance is made subject to all recorded easements, restrictions and rights of way. Particular attention is called to the Creek shown on the aforesaid plat, the Duke Power transmission line right of way, and the power easement shown in the drive easement.

This is the same property conveyed by Runion Manufacturing Co., Inc. to Star Enterprises, Incorporated, by deed dated December 13, 1976, and recorded in the Office of the R.M.C. for Greenville County, South Carolina, in Deed Book 1047 at Page 893.

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/Successors and Assigns 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/Successors and Assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 3rd day of August, 1981.

Signed, Sealed and Delivered in the Presence of

[Signature]
Sara A. Barfield

STAR ENTERPRISES, INC. (Seal)
By: [Signature] (Seal)
Elizabeth J. Lee (Seal)
Secretary (Seal)
Grantor

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

3d day of August, 1981
Sara A. Barfield (Seal)
Notary Public for South Carolina

My Commission expires January 1, 1990

UNNECESSARY - GRANTOR CORPORATION
RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

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.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX \$500.00

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
P.B. 10511 AUG-3'81 275.00

3136

RECORDED AUG 3 1981

at 4:12 P.M.

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4328 RV-2