

TITLE TO REAL ESTATE BY A CORPORATION

FILED
CO. S. C.
SEP 11 1 59 PM '81
DONNIE J. SANDERSLEY
R.M.C.

1151-951

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Juster Enterprises, Inc.
P. O. Box 5222
Greenville, S. C. 29606

KNOW ALL MEN BY THESE PRESENTS, that Commercial Affiliates, Inc.
A Corporation chartered under the laws of the state of New York and having a principal place of business at
Rome, State of Georgia, in consideration of
Eighty thousand (\$80,000.00) 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

Robert Edward Juster, his heirs and assigns, forever,
ALL that piece, parcel or tract of land in Greenville County, State of South Carolina, being shown and designated as the tract containing 20.47 acres according to plat entitled "Survey for Brookline Carpets, Inc." made by Piedmont Engineers-Architects-Planners, December 6, 1973, recorded in the RMC Office for Greenville County, in Plat Book 5E, Page 20. According to said plat, the property is more fully described as follows:

14(166) 239.6-1-7.1

BEGINNING at an iron pin at the Northeastern corner of said tract on U.S. Highway 123 at the joint front corner of property owned by Threatt-Maxwell Enterprises, Inc. and running thence along the joint line of said Threatt-Maxwell Enterprises, Inc. property S 3-11 E 1376.0 feet to an iron pin on Saluda River; thence with Saluda River as line the following courses and distances: N 60-16 W 124.4 feet; N 64-38 W 367.8 feet; N 55-56 W 159.5 feet; N 45-55 W 70.8 feet; N 66-46 W 86.7 feet; N 58-19 W 92.6 feet; N 40-50 W 98.0 feet; N 62-06 W 138.5 feet; N 69-12 W 117.15 feet to an iron pin at the corner of property owned by Faye C. Ballew; thence with the Ballew line N 36-26 E 647.4 feet to an iron pin; thence N 23-23 E 220.15 feet to an iron pin on U.S. Highway 123; thence with right of way of said highway N 86-49 E 530.0 feet to an iron pin, the point of beginning.

THIS conveyance is made subject to all easements, rights of way, and restrictions of record, or as they may appear on the ground.

DERIVATION: This being the same property conveyed to Grantor herein by deed of TML Corporation as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 990, Page 695 on December 18, 1973.

GRANTEE to pay 1981 property taxes.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
SEP 11 1981
\$ 60.00

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ SEP 11 '81
P.B. 1981
\$ 88.00

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 27th day of August 1981

SIGNED, sealed and delivered in the presence of
Patricia D. Davis
Alicia Culpepper

COMMERCIAL AFFILIATES, INC. (SEAL)
A Corporation
By: [Signature] President
[Signature] Asst. Secretary

STATE OF SOUTH CAROLINA Georgia
COUNTY OF Floyd

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 its 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 27 day of August 1981
Alicia Culpepper (SEAL)
Notary Public for South Carolina
My commission expires: November 1, 1981
Patricia D. Davis (Patricia D. Davis)

RECORDED SEP 11 1981 of 19 at 1:59 P. M. No. 5629

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