

TITLE TO REAL ESTATE BY A CORPORATION—Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Grantee(s) Address: Route 2, Cunningham Road
S.C. Travelers Rest, SC 29690

1102-184

KNOW ALL MEN BY THESE PRESENTS, that **CENTRAL AMERICA MINING & PROPERTIES CORP.**
A Corporation chartered under the laws of the State of **South Carolina** and having a principal place of business at
Greenville, State of **South Carolina**, in consideration of
Twenty Thousand and no/100ths (\$20,000.00)-----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 **C. C. HICE, HIS HEIRS AND ASSIGNS:**

ALL that certain piece, parcel or tract of land, situate on the southerly side
of West Road, in the County of Greenville, State of South Carolina, being shown
as a lot containing 1.4 acres on a plat of the Property of Gordon E. Mann, dated
April 17, 1982 prepared by Williams & Plumblee, Inc., and recorded in the
Office of the RMC for Greenville County in Plat Book 8U at Page 66 and
having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point near the center of West Road at the corner of property
now or formerly belonging to Exxon Corporation and running thence with West
Road N 66-26 E 335 feet to a nail and cap; thence S 38-45 E 64.3 feet to an
iron pin; thence S 27-44 E 93 feet to an iron pin; thence S 60-17 W 343.3 feet
to an iron pin; thence N 28-41 W 192.3 feet to the point of beginning.

This is a portion of the property conveyed to the Grantor herein by deed of
James D. Phillips, et al, recorded April 28, 1980 in the Office of the RMC for
Greenville County in Deed Book 1122 at Page 977.

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

ALSO, granting unto the Grantee, his heirs and assigns, a 10 foot wide sewer
easement as shown on the above plat, extending from the southwestern
corner of the property conveyed herein approximately 200 feet to Cooper Street.
This sewer line easement is for the benefit of the land conveyed above and is
a perpetual non-exclusive, appendant, appurtenant easement which shall run
with the land and is essentially necessary for the enjoyment of the property
conveyed above, and to the convenient and proper use thereof and is for
commercial purposes; it shall be transmissible by deed, mortgage or otherwise
upon any conveyance or transfer of the above property. No structure nor im-
provement of any kind may be put on the easement that would interfere with

8 (366) 493-3-1.6 Also Pr. of: 493-3-1.6 -> 0.401Ac Pr. of: 493-3-1.6
OUT OF 493-3-1.5 OUT OF: 493-3-1.4 OUT OF: 493-3-1

(Continued on back)

0.413Ac

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 5th day of February 1982.

CENTRAL AMERICA MINING & PROPERTIES CORP.
(SEAL)

SIGNED, sealed and delivered in the presence of:

A Corporation

By: Gordon E. Mann

Pre: _____

Sec: _____

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.

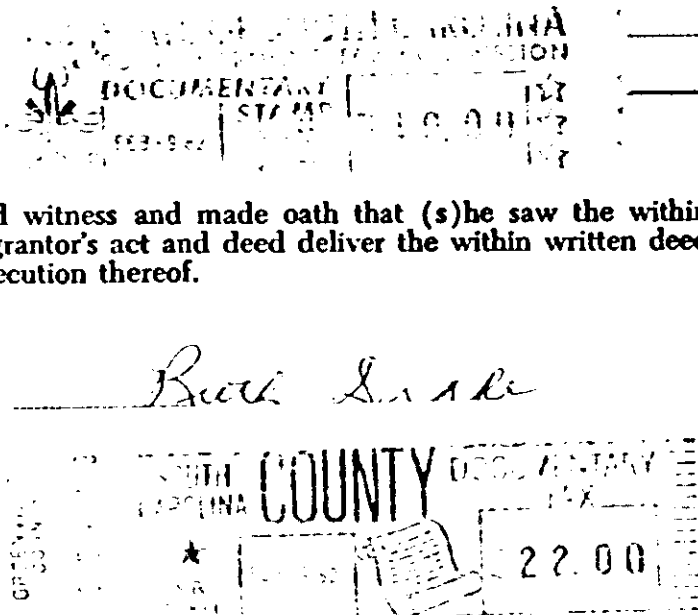
SWORN to before me this 5th day of February 1982.

Henry H. Hight (SEAL)
Notary Public for South Carolina.

My commission expires: 11/21/90

RECORDED this _____ day of _____ 19____, at

(CONTINUED ON NEXT PAGE)



0.184

4328 RV.2