

Grantee's mailing address: *14 Wilson Drive
Mauldin, SC 29662*

STATE OF SOUTH CAROLINA)
) DEED OF REAL ESTATE
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS that I, Ray G. Henderson in the State aforesaid, in consideration of the sum of One (\$1,00) Dollar, love and affection to me in hand paid at and before the sealing of these presents by Herbert G. Henderson the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Herbert G. Henderson, his heirs and assigns forever, an undivided one-half interest in and to:

All that certain piece, parcel or tract of land situate lying and being on the western side of the Atlantic Coast Line Railway right-of-way west of U.S. Highway 276 and south of Henderson Drive in the town of Mauldin, Greenville County, South Carolina, said tract containing 1.618 acres and having the following metes and bounds according to plat entitled property of Walter S. Griffin, dated February, 1977, by Dalton & Neves, Engineers:

Beginning at an iron pin at the southeastern corner of property owned by the Krystal Co., which iron pin is located 267.96 feet from the eastern edge of the right-of-way for U.S. Highway 276 and running thence from said beginning point and with the line of the Krystal Co. property north 20-32-48 west 102.42 feet to an iron pin at the corner of property now or formerly owned by the Tire Exchange, Inc.; thence with said Tire Exchange, Inc. property north 02-20-48 west 225.2 feet to an iron pin in the rail line of property now or formerly owned by Jo-Mar Liquors, Inc., said pin also being at the southwestern corner of property now or formerly owned by Herbert G. Henderson; thence with the line of said Henderson property north 87-22-07 east 215.95 feet to an iron pin in the western right-of-way line of the Atlantic Coast Line Railway; thence with said railway right-of-way line south 16-35-48 east 250.6 feet to an iron pin; thence leaving said railway right-of-way line and running south 69-24-12 west 257.62 feet to the point of beginning. *15 (799) M2.1-1-5*

This is the same property conveyed to the grantor herein by Walter S. Griffin by deed dated February 11, 1977, recorded February 11, 1977, in Deed Book 1051, page 30, R.M.C. Office for Greenville County.

TOGETHER with all the singular the rights, member, 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 said Herbert G. Henderson, his heirs and assigns forever.

AND I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Herbert G. Henderson, his heirs and assigns against me and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except, however, against claims by persons under any protective covenants, conditions, restrictions, rights of ways, easements or privileges set forth or referred to herein or of record in the Greenville County Courthouse or any of the same shown, noted or referred to on any recorded plat referred to in any deed in the record chain of title or on any plat referred to in this deed.

WITNESS my hand and seal on this 15th day of February, 1983.

Signed, sealed and delivered in the presence of:

Ray G. Henderson (SEAL)
Ray G. Henderson

Herbert G. Henderson
John R. Clayton

0645

7325 RV 21