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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that JOSEPH C. HOOPER, ERELENE C. NICHOLLS and HARRY H. PAYNE, III d/b/a H.N.P. PROPERTIES, a partnership, in consideration of TEN AND 00/100 (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATION, to the grantors in hand paid at and before the sealing of these presents by the grantees, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

J.B.J. PROPERTIES, a partnership, their

heirs and assigns, forever:

ALL that piece, parcel or tract of land lying and being situate on the westerly side of Donkle Drive in Chick Springs Township, Greenville County, South Carolina, being a minor portion of Tract No. 1 on survey for Commodity Warehouse Company, Inc., dated September 10, 1964 as revised October 12, 1964, as recorded in Plat Book "YY" at Page 200 R.M.C. Office for Greenville County, South Carolina, and having, according to more recent survey thereof by Piedmont Engineers & Architects dated April 17, 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Donkle Drive 975.65 feet northwest of iron pin in the southwest corner of the intersection of S.C. Highway 21 (Rutherford Road) and running thence S 35-42 W 167.3 feet to an iron pin; thence N 73-39 W 318.0 feet to an iron pin; thence N 35-42 E 212.6 feet to an iron pin; thence N 31-24 E 42.0 feet to an iron pin on the southwesterly side of Donkle Drive; thence along said Donkle Drive S 56-22 E 300.1 feet to the point of beginning and containing Or approximately 1.46 acres.

The above described property is conveyed subject to existing easements, rights of way and reservations.

This being the same property conveyed to the grantors herein by deeds from Commodity Warehouse Company, Inc., dated May 2, 1972 and July 7, 1972, recorded in the R.M.C. Office for Greenville County, in Deed Book 944 at Page 415 and Deed Book 948 at -2'19-P21-1 1.1 Page 303.

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 grantees, and the grantees' heirs or successors and assigns, forever. And, the grantors do hereby Fibind the grantors and the grantors' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees and the grantees' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantors' hands and seals this 19thay of January, 1978.

SIGNED, sealed and delivered in the presence of:

d/b/a H.N.P. Properties, a partnership

P21-1-4.1

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