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Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, Attorneys at Law, Greenville, S. C.

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State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Walter S. Griffin

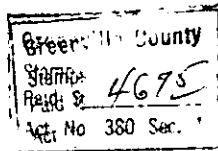
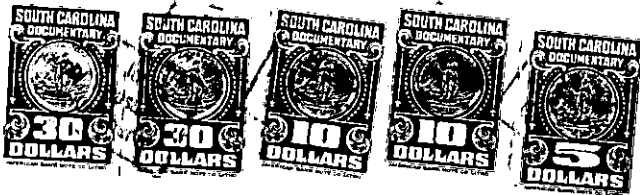
hereafter referred to as Grantor, in consideration of ~~XXXXXX~~ Exchange of property and One Dollar DOLLARS, paid to Grantor

by Fairway Ford, Inc., 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, Fairway Ford, Inc., its successors and assigns:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, situate, lying and being on the westerly side of Commercial Drive in Pleasantburg Industrial Park, and having, according to plat thereof prepared by Piedmont Engineering Service in January, 1962, and revised in July, 1969, the following metes and bounds, to-wit:

BEGINNING at a point on the westerly side of Commercial Drive in line of Penney Warehouse property and running thence along said line, N. 75-05 W., 200 feet to a point; thence turning and running N. 14-55 E., 250 feet to a point in line of Universal Equipment Company property; thence turning and running along said line, S. 75-05 E., 200 feet to a point on the westerly side of Commercial Drive; thence turning and running along the westerly side of Commercial Drive, 250 feet to the point of beginning.

For True & Correct Copy
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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, Executors and Administrators 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 and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 9th day of June, 1970.

Signed, Sealed and Delivered in the Presence of

Evelyn Hooper
Jessie L. [unclear]

Walter S. Griffin (Seal)
Walter S. Griffin (Seal)

(Seal)
(Seal)
Grantor (Seal)

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

9th day of June, 1970

Evelyn Hooper (Seal)
Notary Public for South Carolina

Jessie L. [unclear]

My Commission expires ~~at the pleasure of the Governor~~ Dec. 5, 1979.

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Nelle M. Griffin, 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.

GIVEN under my hand and seal this

9th day of June, 1970

Evelyn Hooper (Seal)
Notary Public for South Carolina

Nelle M. Griffin
Nelle M. Griffin

My Commission expires ~~at the pleasure of the Governor~~ Dec. 5, 1979.

Recorded this 17th day of June, 1970, at 4:00 P. M., No. #27765