

STATE OF SOUTH CAROLINA,

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County of GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That HENRY R. McCauley, JR.

in the State aforesaid,

in consideration of the sum of ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100THS - - - DOLLARS, (\$175,000.00) - - -

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto INVESTMENT PROPERTIES, INC., a South Carolina corporation

All that piece, parcel or lot of land situate, lying and being at the North-eastern corner of the intersection of Montis Drive and North Franklin Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 1, 2, 3, 4, 5 and 6 as shown on a plat prepared by Terry T. Dill, dated February 15, 1967, entitled "Plat of Property of Henry R. McCauley, Jr.", recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book QQQ at page 45, and having, in the aggregate, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the Northeastern corner of the intersection of Montis Drive and North Franklin Road and running thence with the Easterly side of Montis Drive N. 27-30 E. 568.4 feet to an iron pin in or near a branch; thence S. 56-22 E. 86.5 feet to an iron pin; thence S. 27-30 W. 530.5 feet to an iron pin on the Northeastern side of North Franklin Road; thence with the North-eastern side of North Franklin Road N. 80-57 W. 89.5 feet to the point of beginning.

This is a major portion of the property conveyed to the grantor herein by deed of C. H. Childress, dated February 1, 1967, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 813 at page 265.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, affecting the above described property.

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(s) hereinabove named, his, her, their or its Heirs or Successors and Assigns forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs or Successors and Assigns against the grantor(s) and grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 30th day of November in the year of our Lord One Thousand Nine Hundred and seventy-one

Signed, Sealed and Delivered in the Presence of

Henry R. McCauley, Jr. (Seal)

S. Maurice Ashmore (Seal)

Four South Carolina Documentary stamps (50 DOLLARS each) and a recording stamp for Greenville County, dated 1971.

STATE OF SOUTH CAROLINA } Personally appeared before me S. Maurice Ashmore and made oath that he saw the within named grantor(s) sign, seal and as his act and deed deliver the within written deed, and that he, with James G. Johnson, III witnessed the execution thereof.

Sworn to before me this 30th day of November, A. D. 1971.

James G. Johnson, III (Seal) Notary Public for South Carolina

S. Maurice Ashmore (Seal)

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER County of GREENVILLE } I, James G. Johnson, III

do hereby certify unto all whom it may concern, that Mrs. Patricia H. McCauley wife of the within named Henry R. McCauley, Jr. 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 the grantee(s), his, her, their or its Heirs or 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 within mentioned and released.

GIVEN under my hand and seal this 30th day of November, A. D. 1971. James G. Johnson, III (Seal) Notary Public for South Carolina

Patricia H. McCauley Patricia H. McCauley

Three South Carolina Documentary stamps (50 DOLLARS each)

Recorded December 2, 1971 At 2:48 P.M. # 15433

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