

State of South Carolina GREENVILLE COUNTY TITLE TO REAL ESTATE

That Frank Guarino, Vincent A. Guarino and Salvatore J. Guarino, hereafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10) and other valuable consideration, DOLLARS, paid to Grantor by Old Mill Properties, a South Carolina partnership, 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, its successors and assigns;

ALL that certain piece, parcel or tract of land in Austin Township, Greenville County, State of South Carolina, on the southwestern side of Old Mill Road, as shown on a plat prepared by Carolina Engineering & Surveying, dated December 11, 1972, reflected on a topographic survey for Rocky Creek Realty Co., prepared by Piedmont Engineers, Architects, and Planners, dated December 18, 1973, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin located on the southwesterly side of Old Mill Road, a joint corner of property now or formerly owned by Rocky Creek Realty Co.; thence S. 31-33 W. 631.2 feet to an iron pin located at a branch; thence following said branch as the line, which branch is also the line of property now or formerly owned by Rocky Creek Realty Co., the traverse of which line is as follows: S. 13-28 E. 139.0 feet to an iron pin; thence S. 13-19 E. 300.0 feet to an iron pin; thence S. 34-43 E. 272.5 feet to an iron pin located at said branch; thence leaving said branch and proceeding S. 39-58 W. 268.5 feet to an iron pin located on the line of property now or formerly owned by the C. F. Sauer Co.; thence along the line of said property S. 45-32 E. 256.2 feet to an iron pin; thence N. 41-10 E. 1384.5 feet to an iron pin located on the southwesterly side of said right-of-way; thence N. 55-53 W. 260.7 feet to an iron pin, a joint corner of property now or formerly owned by GIS Tools & Supplies, Inc.; thence S. 41-5 W. 300.0 feet to an iron pin; thence N. 58-27 W. 150.0 feet to an iron pin; thence N. 41-05 E. 300.0 feet to an iron pin on the southwesterly side of said road; thence along said road N. 58-27 W. 585.8 feet to an iron pin, the point of beginning.

179' - 178.4 - 1 - 3.1, 6.3 & 6.4

This property is conveyed subject to all restrictions, easements and rights-of-way which appear of record or which exist and are visible on the ground affecting the property.

The above property consists of three (3) parcels owned in varying proportions by the Grantors named herein. Frank Guarino owns a 100% undivided interest in that 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 7th day of June

, 1974

Signed, Sealed and Delivered in the Presence of

[Signatures of witnesses]

[Signatures of Frank Guarino, Vincent A. Guarino, and Salvatore J. Guarino]

Grantor

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 7th day of June 1974. [Signature of Notary Public]

[Signature of Notary Public] For True Consideration See Affidavit Book 39 Page 203

STATE OF SOUTH CAROLINA, \*and Laura Guarino (Salvatore Guarino) GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify \* unto all whom it may concern, that Mrs. Ailene Guarino (Vincent Guarino), Bridget Guarino (Frank Guarino) 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 7th day of June, 1974. [Signature of Notary Public]

[Signatures of Ailene Guarino and Bridget Guarino]

Recorded this \_\_\_ day of \_\_\_, 19\_\_\_, at \_\_\_ M., No. \_\_\_

(CONTINUED ON NEXT P. 2)

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