

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

NO 10 8 27 1974
DENNIS STANLEY
REC.

1005 103

KNOW ALL MEN BY THESE PRESENTS, that Charter Oaks, Ltd., formerly known as Sand-Tar Developers, Inc. A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of One hundred nine thousand six hundred forty-seven and 45/100ths-----(\$109,647.45)----- Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

American Pioneer Corporation, its successors and assigns forever:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, and shown on a plat entitled "Survey for Charter Oaks, Ltd.", prepared by Carolina Surveying Co., dated September 3, 1968 and revised in May, 1974 and August 12, 1974 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin at the joint corner of this 8.16 acre tract hereby conveyed and Liberty Park Subdivision and running along a creek as the line S. 30-16 E. 194.6 feet to an iron pin; thence S. 7-30 E. 50 feet to an iron pin at the corner of property of Lake Forest Community Pool; thence with property line of said Lake Forest Community Pool S. 77-46 W. 200 feet to an iron pin; thence S. 5-21 E. 140 feet to an iron pin; thence N. 77-46 E. 200 feet to an iron pin in the line of property of Lakeforest Heights Subdivision, Section 2; running thence with the line of said subdivision S. 5-21 E. 123.6 feet; thence continuing with line of said subdivision S. 14-24 E. to an iron pin; running thence with a branch as the line the following courses and distances: S. 74-16 W. 188 feet; thence S. 29-56 W. 95 feet; thence S. 66-20 W. 105 feet; thence S. 66-20 W. 59 feet; thence S. 36-40 W. 215 feet; thence S. 49-18 W. 31 feet to an iron pin; thence turning and running N. 5-19 W. 180 feet to a point at the joint corner of this tract and a .51 acre tract; thence with the property line of said .51 acre tract the following courses and distances: N. 78-05 E. 50 feet; thence N. 67-55 E. 50 feet; thence N. 55-20 E. 50 feet; thence N. 47-08 E. 12.8 feet; thence N. 0-41 W. 33.5 feet; thence N. 48-30 W. 175 feet; thence S. 63-06 E. 36.8 feet to an iron pin in the property line of Bi-Lo; running thence with said property line N. 5-19 W. 299.9 feet to an iron pin at corner of Lake Forest Shopping Center; thence with the line of said Shopping Center N. 1-10 W. 194.0 feet to an iron pin at the corner of property now or formerly of Peck; thence with line of Peck Property N. 1-28 W. 100 feet to an iron pin; thence turning and running N. 84-43 E. 104.4 feet to an iron pin at the corner of property of Liberty Park Subdivision; thence with line of said subdivision N. 84-20 E. 242.0 feet to an iron pin and continuing along the line of said subdivision N. 76-09 E. 86.5 feet to an iron pin, the point of beginning.

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This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s), or on the premises. 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 grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 16th day of August, 1974

SIGNED, sealed and delivered in the presence of:

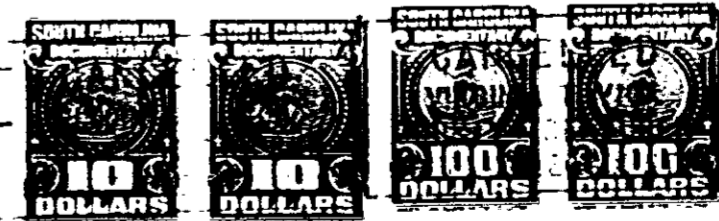
CHARTER OAKS, LTD. Formerly Sand-Tar Developers, Inc. (SEAL)

Jerry S. Taylor
S. Tracy White

A Corporation
By: *A.W. Brunner*
President

Greenville County
SEALS
Paid \$121.00
Act No. 580 Sec. 1

Secretary



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 16th day of August, 1974

Jerry S. Taylor (SEAL)
Notary Public for South Carolina. 7-15-80

S. Tracy White

RECORDED this day of AUG 19 1974 19 at 8:37 A. M. No. 4728

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