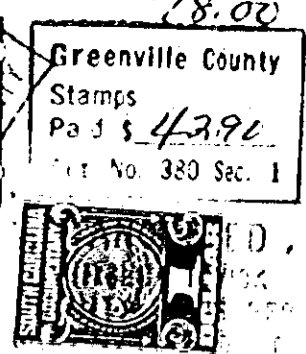


TITLE TO REAL ESTATE - INDIVIDUAL FORM - John M. Dillard, P.A., Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE



KNOW ALL MEN BY THESE PRESENTS, that I, Ben C. Sanders

in consideration of THIRTY EIGHT THOUSAND, NINE HUNDRED FIFTY AND NO/100 Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Billy Marion Fleming and Kathleen Chastin Fleming, their heirs and assigns forever:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the western corner of the intersection of Amberwood Lane with Ashmore Bridge Road in Austin Township, in the Town of Mauldin, Greenville County, South Carolina, being shown and designated as Lot No. 49 on a plat of Adams Mill Estates made by Dalton & Neves, dated July 1972, recorded in the R. M.C. Office for Greenville County, South Carolina, in Plat Book 4-R, page 31 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Amberwood Lane, at the joint front corner of Lots Nos. 48 and 49 and running thence with the southwestern side of Amberwood Lane, S. 55-33 E., 135.1 feet to an iron pin; thence with the curve of the intersection of Amberwood Lane with Ashmore Bridge Road, the chord of which is S. 11-19 E., 35.7 feet to an iron pin on the western side of Ashmore Bridge Road; thence with the western side of Ashmore Bridge Road, S. 32-55 W., 75 feet to an iron pin on the line of property now or formerly belonging to Adams; thence with the Adams line N. 55-33 W., 160.1 feet to an iron pin; thence along the common line of Lots Nos. 48 and 49, N. 32-55 E., 100 feet to an iron pin, the point of BEGINNING.

The above property is the same property conveyed to the grantor by deed of Prevost Land Company, Inc. recorded in Deed Book 990, page 469 and is hereby conveyed subject to the rights of way, easements, conditions, roadways and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantees agree and assume to pay Greenville County and Town of Mauldin property taxes for the tax year 1975 and subsequent years.

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(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and assigns against the grantor(s) and the grantor(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 30 day of April 19 75. Signed, dated and delivered in the presence of: Jack H. Mitchell (SEAL), Ben C. Sanders (SEAL), Allen D. Padonay (SEAL), Ben C. Sanders (SEAL)

STATE OF SOUTH CAROLINA } PROBATE COUNTY OF GREENVILLE } Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(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 30 day of April 19 75. Allen D. Padonay (SEAL), Jack H. Mitchell (SEAL)

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER COUNTY OF GREENVILLE } I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 30 day of April 19 75. Allen D. Padonay (SEAL), Ben C. Sanders (SEAL)

Notary Public for South Carolina My commission expires: 11-21-84 RECORDED this day of MAY 1 1975 8:42 A. M. No. 2566 GREENVILLE COUNTY

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