

TITLE TO REAL ESTATE—Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

290 N. San Mateo Ave.
Ventura, Calif. 93003

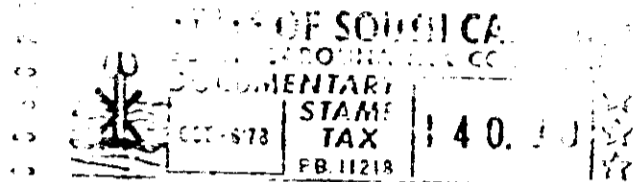
State of South Carolina,

County of GREENVILLE

For True Consideration See Affidavit

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KNOW ALL MEN BY THESE PRESENTS, That MICHAEL R. FANT and BETH FANT

in the State aforesaid, in consideration of the sum of Ten and No/100ths (\$10.00) Dollars,
and exchange of like-kind of property-----Dollars

to them in hand paid at and before the sealing of these presents by

RICHARD F. RICHARDS and SANDRA F. RICHARDS

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents

do grant, bargain, sell and release unto the said RICHARD F. RICHARDS and SANDRA F. RICHARDS,
their heirs and assigns forever an undivided forty-nine fiftieth (49/50th) interest
in and to:

All that certain piece, parcel or tract of land lying and being on the easterly
side of Augusta Road (U.S. Hwy. 25), County of Greenville, State of South Carolina,
containing 100.2 acres, more or less, and having, according to a plat entitled
"Survey for J. E. Knight, Jr." dated August 19, 1978, prepared by James L. Strickland,
Surveyor, and recorded in the RMC Office for Greenville County, South Carolina in
Plat Book 6S at page 57 the following metes and bounds, to wit:

Beginning at an iron pin on the easterly side of Augusta Road (U.S. Hwy. 25),
said pin being located 317.6 feet in a southerly direction from the intersection of
Augusta Road (U.S. Hwy. 25) and West Ridgeway Road and being the joint corner of
property of the grantors herein and property now or formerly owned by Herman D.
Cook and Anne H. Cook, and running thence with the common line of the grantors and
property now or formerly owned by Herman D. Cook and Anne H. Cook S. 87-28 E.
928.7 feet to an iron pin at the joint corner of property of grantors and property
now or formerly owned by Herman D. Cook and Anne H. Cook and Cox Woodland, Inc.;
thence with the common line of grantors and property now or formerly owned by Cox
Woodland, Inc. S. 76-01 E. 922.4 feet to an iron pin and stone near the center of a
branch; thence with the center of branch as the line, the traverse line being
S. 55-08 E. 642.9 feet to a point in the center of the branch; thence with the center
of the branch the traverse line being S. 43-20 E. 494.4 feet to a point in the center
of the branch; thence with the center of the branch the traverse line being S. 83-27 E.
113.2 feet to a point in the center of the branch; thence with the center of the branch
the traverse line being S. 29-45 E. 927.5 feet to a point in the center of the branch;
thence with the center of the branch the traverse line being S. 23-49 E. 483.8 feet
to an iron pin and stone the joint corner of property of grantors and property now
or formerly owned by Cox Woodland, Inc. and McCullough; thence with the common line
of property of grantors and McCullough N. 75-01 W. 3,585.2 feet to an iron pin on
the easterly side of Augusta Road (U.S. Hwy. 25); thence with the easterly side of
Augusta Road (U.S. Hwy. 25) N. 0-19 E. 1,322.7 feet to an iron pin the point of
beginning.

(continued)

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