

TITLE TO REAL ESTATE—Love, Thornton, ~~W. H. P.~~ & Thomason, 410 E. Washington St., Greenville, S.C.  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
Grantee(s) Mailing Address: PO Bx 4157 PP  
Gvl, SC 29608

3 09 PM '80  
DONALD R. McALISTER  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that JAMES D. PHILLIPS, ELOISE W. PHILLIPS and WILLIE MAE B. PHILLIPS

in consideration of FIFTY-TWO THOUSAND AND NO/100 (\$52,000.00) ----- 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 CENTRAL AMERICA MINING & PROPERTIES CORP.

ALL that lot of land situate on the western side of U.S. Highway 276 in the County of Greenville, State of South Carolina being shown as a tract containing 4.12 acres on a plat of the Property of Gordon Mann dated March 13, 1980, prepared by W. R. Williams, Jr., Surveyor, recorded in Plat Book 7A at page 56 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of U.S. Highway 276 at the corner of property now or formerly belonging to Red Diamond Oil Inc. and running thence with said property N 76-06 W 36 feet to an iron pin; thence S 66-30 W 173.5 feet to an iron pin; thence N 29-50 W 151 feet to a point near the center of West Road; thence with said road S 66-26 W 381.1 feet to an iron pin at the corner of property now or formerly belonging to Exxon Corporation; thence with the Exxon property S 28-41 E 392.3 feet to an iron pin on the northern side of Cooper Street; thence with Cooper Street N 60-17 E 575.6 ft. to an iron pin; thence N 13-59 E 13.8 feet to an iron pin on the western side of U.S. Highway 276; thence with said highway N 29-51 W 146.8 feet to the point of beginning.

(8) - 366 - 493 - 3 - 1, 1.4, 1.5

Derivation: Deed of Willie Mae B. Phillips to James D. Phillips, recorded on 8-24-72 in Deed Book 953 at page 54; deed of Charles Michael Phillips to Eloise W. Phillips, recorded on 4-27-76 in Deed Book 1035 at page 321; and deed of Charles H. Brown, et al to Willie Mae Phillips, recorded on 11-13-54 in Deed Book 512 at page 165 in the RMC Office for Greenville County.

(CONTINUED ON BACK)

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 26th day of March 19 80

SIGNED, sealed and delivered in the presence of:

Julia P. Taylor  
Donald R. McAlister  
James D. Phillips (SEAL)  
Eloise W. Phillips (SEAL)  
Willie Mae B. Phillips (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 26th day of March 19 80.

Donald R. McAlister (SEAL)  
Notary Public for South Carolina  
My commission expires: 6-15-89  
Julia P. Taylor  
27316 JPM SPT  
Central Mining & Prop. Corp.

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, 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 26th day of March 19 80.  
Donald R. McAlister (SEAL)  
Notary Public for South Carolina  
My commission expires: 6-15-89  
Eloise W. Phillips  
Wife of James D. Phillips

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