

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantee's address: Mr. James H. Coble
304 Drury Lane
Mauldin, S.C. 29662

1198-817

OCT 13 4 24 PM '83

KNOW ALL MEN BY THESE PRESENTS, that Frank Guarino, Michael Melches and Peter J. Copses

Book 41 Page 1280

in consideration of creation of the partnership, "276 Properties", A South Carolina General Partnership

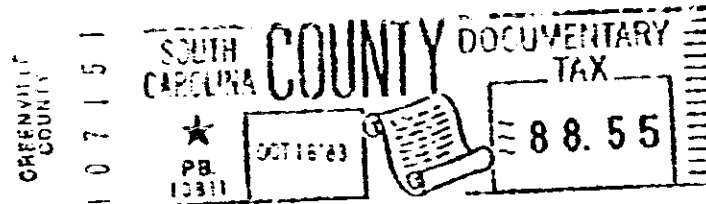
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto "276 PROPERTIES", A South Carolina General Partnership, its successors and assigns:

ALL of that piece, parcel or tract of land lying and being in the County of Greenville, State of South Carolina, on the eastern side of Frontage Road of U. S. Highway 276 near the Town of Mauldin, South Carolina, said property being shown on the Greenville County Tax Maps on Sheet 292, Block 1, Tract 13, and being further shown on a plat entitled "Baldwin Site" recorded in the R.M.C. Office for Greenville County in Plat Book "41" at Page 31.

This being the same property conveyed to Frank Guarino, Michael Melches and Demetrie J. Liatos by deed recorded in the R.M.C. Office for Greenville County in Deed Book 977 at Page 479 on the 22nd day of June, 1973. Subsequently, the said Demetrie J. Liatos conveyed his undivided one-third interest in the subject property unto Peter J. Copses by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1117 at Page 587 on the 19th day of December, 1979.

16(65) 292-1-13

This conveyance is made subject to easements, restrictions, or right-of-way, if any, which may be of record in the R.M.C. Office for Greenville County, State of South Carolina.



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 1st day of December 1981.

SIGNED, sealed and delivered in the presence of

Delley S. Keadley
Johnnie O. Foster

Michael Melches
Peter J. Copses

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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 1st day of December 19 81.

Delley S. Keadley (SEAL)
Notary Public for South Carolina
My commission expires: 5-12-90

Johnnie O. Foster

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER (MRS. GUARINO)

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

1st day of December 19 81
Delley S. Keadley (SEAL)
Notary Public for South Carolina
My commission expires: 5-12-90

Bridget A. Guarino

RECORDED this _____ day of _____ 19 _____ at _____ M. No. _____

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1328-RV-21