

41 State of South Carolina
1429 GREENVILLE COUNTY

TITLE TO REAL ESTATE

WHEREAS, John W. Peden is the owner of 4.933 acres, more or less, as hereinafter described, and has contracted to sell such property to Carpenter Dunken Walker Company, a Georgia general partnership, the partners of which are Kenneth A. Carpenter, Sid H. Dunken and J. Stanley Walker;

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX
JAN 24 '84 STAMP TAX 999.00

GREENVILLE COUNTY
109115
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ JAN 24 '84 693.00
P.B. 10911

NOW THEREFORE, Know All Men By These Presents:

That John W. Peden, hereafter referred to as Grantor, in consideration of the sum of Ten (\$10.00) and other valuable consideration DOLLARS, paid to Grantor by Carpenter Dunken Walker Company, hereafter referred to as Grantee,

at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns:

All that certain tract of property located in Greenville County, South Carolina, and containing 4.933 acres, more or less, as shown on plat of survey prepared by C. O. Riddle Surveying Co., dated November 16, 1983, entitled "Survey for John W. Peden" which plat is recorded in Plat Book 10 A, Page 88 and having, according to said survey, the following metes and bounds:

BEGINNING at an iron pin on the southern side of the right-of-way of Woodruff Industrial Lane and running S 26-02 E 238.25 feet to an iron pin; then S 26-02 E 536.01 feet to an iron pin, at the southeastern corner of the property herein described; then S 54-30-33 W 355.44 feet to an iron pin; then N 29-51-23 W 590.18 feet to an iron pin; then N 63-09-06 E 365 feet to a nail and cap; then N 26-02 W 242.58 feet to a nail and cap; then N 73-00 E 25.31 feet to an iron pin, the point of beginning.

261.00

15(65) 547.1-1-7.5
OUT OF: 547.1-1-7.3

Also, Grantor hereby grants an easement to Grantee, its successors and assigns, and reserves an easement to himself, his heirs and assigns over the property described below, which easements shall be for the benefit of, appurtenant to and running with the property herein conveyed to Grantee and the remainder of the larger tract out of which Grantor conveys such property, respectively, and which easements shall be for the purpose of ingress and egress, gas service, electricity, water and other necessary utilities for the respective properties of Grantor and Grantee:

BEGINNING at an iron pin on the southern side of the right-of-way of Woodruff Industrial Lane and running N 73-00 E 50.62 feet to an iron pin;

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 20th day of January, 1984

John W. Peden (Seal)

Signed, Sealed and Delivered in the Presence of

Subscribed by [Signatures]

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX
JAN 24 '84 STAMP TAX 261.00

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 20th day of January, 1984
Subscribed by [Signature] (Seal)
Notary Public for South Carolina

My Commission expires January 1, 1979 May 3, 1989

(Renunciation of Dower) see reverse side