

GRANTEE'S ADDRESS: 710 E. McBee Avenue, Greenville, SC 29601
TITLE TO REAL ESTATE BY A CORPORATION—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

LEATHERWOOD, WALKER, TODD & MANN

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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Mar 29 1984

KNOW ALL MEN BY THESE PRESENTS, that COMMERCIAL INVESTMENT PROPERTIES, INC.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of ----- (\$50,000.00) ----- Fifty Thousand and no/100 ----- Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto TRIPLE CROWN INVESTMENTS, a South Carolina General Partnership, its successors and assigns forever:

ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, lying and being on the northern side of Lee Road and containing 36.013 acres and having, according to a plat entitled, "Property of Triple Crown Investments" by Tri-State Surveyors dated January 24, 1984, said plat being recorded in the RMC Office of Greenville County in Plat Book 10K at page 11, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern corner of the intersection of Bahan Street and Lee Road and running thence with Lee Road S. 73-44 W. 1,491.1 feet to an iron pin; thence still with Lee Road S. 76-17 W. 100 feet to an iron pin; thence still with Lee Road S. 81-32 W. 105.4 feet to an iron pin; thence N. 06-38 W. 148.5 feet to an iron pin; thence N. 07-31 W. 504.8 feet to an iron pin; thence N. 12-23 E. 334.39 feet to an iron pin; thence N. 87-52 E. 769.34 feet to an iron pin; thence N. 11-32 E. 477.78 feet to an iron pin; thence N. 88-52 E. 483.59 feet to an iron pin, thence S. 01-12 W. 484.12 feet to an iron pin; thence S. 87-27 E. 332.4 feet to an iron pin on the right-of-way of Bahan Street; thence with the right-of-way of Bahan Street as the line, S. 0-13 W. 494.64 feet to a point at the North-western intersection of Bahan Street and Lee Road; thence with the intersection of Bahan Street and Lee Road S. 36-58 W. 40.06 feet to an iron pin, the point of BEGINNING, being the same property conveyed to the Grantor herein by Deed of Harriett B. Wade dated March 23, 1984, recorded in Deed Book 1208, Page 865, Greenville County R.M.C. Office.

This conveyance is made subject to the lien of that certain Mortgage dated March 23, 1984 by Commercial Investment Properties, Inc. to Harriett B. Wade, recorded in Mortgage Book 1653, Page 670, Greenville County R.M.C. Office securing an indebtedness in the principal amount of \$310,130.00. Neither the Grantee herein nor any of its members assumes any personal liability with respect to the payment of the indebtedness secured by said Mortgage.

This conveyance is made subject to existing easements, restrictions and rights-of-way of record.

12(271) P 13-4-17 thru 21 & 27
P 15.2-2-19 thru 22
P 15.1-3-22

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

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 23rd day of March 1984.

SIGNED, sealed and delivered in the presence of:

COMMERCIAL INVESTMENT PROPERTIES, INC. (SEAL)

A Corporation

By:

[Signature]

[Signature]

President

[Signature]

Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as its 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 23rd day of March 1984.

[Signature] (SEAL)

[Signature]

Notary Public for South Carolina.
My commission expires: 2/29/89

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

(CONTINUED ON NEXT PAGE)

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