

Grantee: P.O. Box 591, Taylors, SC 29687

Vol 1210 Page 885

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
APR 23 11 06 AM '84
JUNIOR R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that ROBERT D. GARRETT

in consideration of ONE HUNDRED TWENTY-FIVE AND NO/100-----(\$125,000.00) 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 NORTHWAY PROPERTIES, INC., their successors and assigns, forever.

ALL that certain piece, parcel, or lot of land, with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 3.298 acres as shown on plat entitled "Property of Venture Development" as prepared by Campbell & Clarkson Surveyors, Inc. dated April 2, 1976 and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the southern side of the right-of-way of Rutherford Road and running thence along said right-of-way S78-05 E. 53.4 feet to an iron pin; thence continuing along said right-of-way S. 75-54 E. 691.02 feet to an iron pin located approximately 525.3 feet from U.S. Highway 29, thence leaving said right-of-way and running S. 3-28 W. 70 feet to a point located on the northern side of the right-of-way of the P & N Railroad; thence S. 3-28 W. 57.5 feet to a point in the center of said P & N Railroad right-of-way; thence along the center line of said railroad right-of-way N. 86-33 W. 732 feet to a point; thence N. 3-27 E. 57.5 feet to the edge of said railroad right-of-way; thence continuing N. 3-27 E. 205.5 feet to an iron pin in the right-of-way of Rutherford Road being the point of beginning.

-12-276-730-1-3

DERIVATION: This being the same property conveyed to Grantor by deed of Venture Development, a South Carolina Partnership, as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1136, Page 423, on October 30, 1980.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY TAX
STAMP
APR 23 1984
TAX 250.00

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
APR 23 1984
137.50

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(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand(s) and seal(s) this 17th day of April, 1984

SIGNED, sealed and delivered in the presence of:
[Signature] (SEAL)
ROBERT D. GARRETT (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

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 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 17th day of April, 1984
[Signature] (SEAL)
Notary Public for South Carolina
My commission expires 7/30/90

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 17th day of April, 1984
[Signature] (SEAL)
Notary Public for South Carolina
My commission expires 7/30/90
Jo Ann N. Garrett

RECORDED this 20 day of APR 20 1984 at 11:06 A/ M9 No. 32515 4.0000

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