

State of South Carolina

TITLE TO REAL ESTATE

GREENVILLE COUNTY

Know All Men by These Presents: 1220 PAGE 643

James D. Jordan and Shirley E. Jordan;
That James W. Sprouse and Linda Sprouse, hereafter referred to as Grantor, in consideration of the sum of \$65,000.00 DOLLARS, paid to Grantor

by Consolidated Foods Corporation, a Maryland Corporation 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 piece, parcel or lot of land located in the County of Greenville, State of South Carolina, shown on the survey for Consolidated Foods prepared by Freeland and Associates dated December 17, 1984, revised December 20, 1984, and designated on said survey as the parcel containing 0.75 acres, and having, according to said survey, the following metes and bounds:

Beginning at an iron pin which is located S. 67-47 E. 216.77 feet from an iron pin which is located on the southern side of the right of way of Piedmont Highway (also known as South Carolina Highway #20), said iron pins being located on the northern boundary of a tract owned by James David Jordan, Sr. and Rufus Carland Revis, Sr.; thence proceeding from said point of beginning N. 16-34 E. 124.27 feet to an iron pin; thence N. 17-00 E. 17.33 feet to an iron pin located in a gravel driveway; thence S. 65-16 E. 81.72 feet to an iron pin; thence N. 20-04 E. 5.69 feet to an iron pin; thence S. 62-03 E. 100.66 feet to an iron pin; thence S. 76-06 E. 62.00 feet to an iron pin; thence S. 21-05 W. 141.97 feet to an iron pin; thence N. 67-47 W. 231.91 feet to an iron pin, the point of beginning.

TOGETHER WITH an easement for ingress and egress running across lands now or formerly owned by T.H. Jordan from the above-described parcel to U.S. Highway #29, said easement being adjacent and contiguous to the property granted to Grantee herein and constituting an easement appurtenant to said parcel.

The above parcel and easement were conveyed to James D. Jordan and Shirley E. Jordan by the deed of Harold E. Jordan, recorded June 17, 1977 in Deed Book 1058 at Page 783.

A portion of the above-parcel, consisting of 0.58 acres, was the subject of a Bond for Title given by James D. Jordan and Shirley E. Jordan, which Bond for Title was recorded on November 20, 1979, in Deed Book 1116 at Page 547 (and amended by the Addendum thereto recorded on the same date in Deed Book 1116 at Page 550). James W. Sprouse and Linda Sprouse hereby

*(continued on back)

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 21st day of December, 1984.

Signed, Sealed and Delivered in the Presence of

Bill Bogeman
Bill Bogeman

James D. Jordan (Seal)
James D. Jordan
Shirley E. Jordan (Seal)
Shirley E. Jordan
James W. Sprouse Jr. (Seal)
James W. Sprouse
Linda Sprouse (Seal)
Linda Sprouse Grantor

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

21st day of December, 1984

Bill Bogeman (Seal)
Notary Public for South Carolina

My Commission expires January 1, 1988 3/14/88

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. _____, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

_____ day of _____, 19____

Notary Public for South Carolina

My Commission expires January 1, 197____

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

(CONTINUED ON NEXT PAGE)

FILED
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GREENVILLE CO. S.C.

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