



US 123 Property Owner Data

SURVEY GROUP:
ROAD/ROUTE: US 123
PIN / PRJ ID:
CHARGE CODE:
COUNTY: Pickens

TRK No.	OWNERS' NAME (LAST, FIRST)	TAX-MAP REFERENCE	D.B. & PAGE	D.B. AREA	P.B. & PAGE	P.B. AREA	TRACT AREA	DB,PB or TM
1	RACETRACK LLC	50491285560	744/316					
2	OWENS, DAWN	504916837517	1759/75		599/42			
3	DUVALL FAMILY LIVING TRUST	5049-16-93-1363	2425/322		597/207			
4	C & W PROPERTIES OF THE UPSTATE LLC	5049-16-93-1784	1656/223		48/76			
5	CROOKS GEORGE LIFE ESTATE	5049-16-93-7741	1604/83					
6	CROOKS GEORGE LIFE ESTATE	5059-16-93-7741	1604/83					
7	W B INVESTMENTS LLC	5059-13-03-3735	1343/49		593/315 595/171			
8	SCHOOL STREET HOLDINGS LLC	5059-16-94-8282	2405/197					
9	HIGHWAY 123 PROP LLC	5059-13-04-1254	2232/9					
10	ARC PROPERTIES LLC	5059-13-04-3237	868/116					
11	HIGHWAY 123 PROP LLC	5059-13-04-4492	2232/9 358/124					
12	W B INVESTMENTS LLC	5059-13-03-3755	1663/164		593/315 595/171			
13	HOLSENBACK, MICHAEL C	5059-13-13-5647	323/237 784/243					
14	GARRISON, JAMES C	5059-09-15-5305	890/261					
15	TOLLEY, JAMES E & TOLLEY, JOAN S.	5059-13-14-2313	998/176					
16	THOMAS SC PROPERTIES LLC	5059-13-14-4247	1958/93					
17	CLICK PROERTIES LLC	5059-13-14-5361	1846/334		56/334			
18	HIGHWAY 123 PROP LLC	5059-13-14-7227	2232/9		508/20A			
19	HIGHWAY 123 PROP LLC	5059-13-24-1532	2232/9 14E/653		25/99			
20	HIGHWAY 123 PROP LLC	5059-13-14-9289	2232/9					
21	HIGHWAY 123 PROP LLC	5059-13-24-0289	2232/9					
22	HIGHWAY 123 PROP LLC	5059-13-24-1532	2232/9		7/285			
23	DYER, LEROY V. & DYER, MARION	5059-13-23-3710	14R/591					
24	OBRIEN, CLIFFORD N.	5059-13-23-3952	132/248					
25	HIGHWAY 123 PROP LLC	5059-14-23-6957	2232/9		33/74A			
26	DYER, LEROY V. & DYER, MARION	5059-14-23-8959	14R/591					
27	DYER, LEROY V. & DYER, MARION B.	5059-14-24-6476	12K/417					

PARCEL 1

John G. Cheros, Attorney at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA)	
	)	TITLE OF REAL ESTATE
COUNTY OF PICKENS)	

KNOW ALL MEN BY THESE PRESENTS, that

Lenore B. Blackwell, Individually, Lenore B Blackwell, Gary H Blackwell & S Craig Blackwell as Co-Trustees of the Trust Established under Paragraph (7) of Arthur H Blackwell's Last Will and Testament, dated March 17, 1997, Sandra B Mitchell and Michael E Blackwell, Sr as Trustees under that certain Inter Vivos Revocable Trust Agreement, dated January 13, 1993, and Thomas L. Blackwell, Individually

in consideration of Six Million and no/100 (\$6,000,000.00) Dollars, receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Racetrack, LLC

All our right, title and interest in and to:

See Exhibit A attached.

The above property is conveyed subject to all rights of way, easements, protective covenants, setback lines, roadways, dedications and zoning ordinances, if any, of record, on the recorded plat(s) or on the premises affecting said property.

Grantee's address: 615 Roper Mountain Rd
Greenville, SC 29615

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining thereto; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee's(s') and unto the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 16th day of
June, 2003.

SIGNED, sealed and delivered
 in the presence of:

John G. Cheros Lenore B. Blackwell (LS)
 Lenore B. Blackwell, Individually

Lenore B. Blackwell, Trustee
 Lenore B Blackwell, as Co-Trustee
 of the Trust Established under
 Paragraph (7) of Arthur H
 Blackwell's Last Will and
 Testament, dated March 17, 1997

Gary H. Blackwell, Trustee
 Gary H Blackwell, as Co-Trustee
 of the Trust Established under
 Paragraph (7) of Arthur H
 Blackwell's Last Will and
 Testament, dated March 17, 1997

S. Craig Blackwell, Trustee
 S Craig Blackwell as Co-Trustee
 of the Trust Established under
 Paragraph (7) of Arthur H
 Blackwell's Last Will and
 Testament, dated March 17, 1997

Sandra B Mitchell, Trustee (LS)
 Sandra B Mitchell, as Trustee
 under that certain Inter Vivos
 Revocable Trust Agreement, dated
 January 13, 1993

000013802
 RECORDED 06/18/2003 11:36:13AM
 Fee:11.00 State:15600.00
 County:6600.00 Exempt:-----
 Pickens County, SC
 Register of Deeds

WITNESS:

John G. Cheros
S. Graywell

Michael E Blackwell Sr (LS) Trustee
Michael E Blackwell, Sr as
Trustee under that certain Inter
Vivos Revocable Trust Agreement,
dated January 13, 1993

Thomas L Blackwell (LS)
Thomas L Blackwell, Individually

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 deed and that
(s)he, with the other witness subscribed above witnessed the
execution thereof.

SWORN before me this 16th day of JUNE 2003.

S. Graywell
Notary Public for South Carolina
My Commission Expires: 4/21/09
Seal

John G. Cheros
Witness

COUNTY AUDITOR
222 McDANIEL AVE., B-7
PICKENS, SC 29671

COUNTY ASSESSOR
222 McDANIEL AVE., B-8
PICKENS, SC 29671

EXHIBIT A
LEGAL DESCRIPTION

ALL that piece, parcel or lot of land containing 102.15 acres, more or less, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the northern side of Highway Number 123 and Highway Number 124, in the County of Pickens, State of South Carolina, being shown and designated on Plat of Tom Blackwell, prepared by John C. Smith, RLS, dated July, 1976, to-wit:

BEGINNING at a nail and cap in the center of Crosswell Road at its intersection with the northern side of Highway Number 123, said point being the joint corner of the within-described property and property now or formerly belonging to Jordan Oil Co., and running thence along the center of Crosswell Road N. 13-19 E., 138 feet to a nail and cap; thence continuing along the center of said road N. 02-52 W., 85.2 feet to a nail and cap; thence continuing along the center of said road N. 22-35 W., 67.7 feet to a nail and cap; thence leaving said road N. 14-05 E., 261.3 feet to a nail and cap; thence N. 77-50 W., 15 feet to an iron pin; then N. 28-05 E., 195.4 feet to an iron pin; thence N. 75-00 W., 654.3 feet to an iron pin; thence S. 09-25 W., 209.2 feet to a spike in Crosswell Road; thence N. 64-05 W., 100 feet to a nail and cap in said road; thence N. 73-34 W., 201 feet to an iron pin on the southern side of said road; thence along the southern side of said road N. 52-15 W., 100 feet to an iron pin; thence crossing said road N. 27-15 W., 200 feet to an iron pin on the northern side of said road; thence N. 42-55 W., 155 feet to an iron pin; thence N. 47-06 W., 193.9 feet to an old iron pin on the northern side of said road; thence N. 50-52 W., 193.2 feet to an old iron pin on the northern side of said road at the joint corner of property now or formerly belonging to Garrison; thence N. 53-11 E., 723.7 feet to a concrete monument; thence S. 79-30 E., 383 feet to an old iron pin; thence N. 50-30 E., 1,049.95 feet to an iron pin; thence S. 41-45 E., 636.5 feet to an iron pin; thence N. 41-40 E., 19.8 feet to an iron pin; thence N. 06-35 E., 165.7 feet to an iron pin; thence N. 12-20 E., 96.4 feet to an iron pin; thence N. 13-10 E., 118 feet to a point in Georges Creek; thence along Georges Creek as the line S. 34-56 E., 2,053.9 feet to a point where said Creek intersects the northern edge of the right-of-way of Highway 124; thence along the northern edge of said right-of-way the following courses and distances: S. 65-49 W., 970 feet, S. 66-54 W., 300 feet, S. 70-14 W., 200.8 feet near the intersection of the rights-of-way of Highway Number 123 and Highway Number 124; thence along the edge of the right-of-way of Highway Number 123 S. 80-54 W., 245 feet and S. 87-34 W., 480 feet to a nail and cap in the center of Crosswell Road, the Point of Beginning.

ALSO:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, containing 54.95 acres, more or less, as shown

on plat of property of C. B. Garrison by John C. Smith & Son, dated November, 1978, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Crosswell School Road, joint front corner of other property of Blackwell and running thence with line of Blackwell property N. 52-16 E., 724.19 feet to a concrete monument; thence continuing N. 09-37-57 E., 473.37 feet to an iron pin; thence N. 79-25-44 W., 170.90 feet to an iron pin; thence along line of property now or formerly of Simpson N. 41-00-11 W., 2,726.31 feet to an iron pin; thence along the property now or formerly of Ray Bracken S. 13-44-11 E., 1,804.28 feet to an iron pin; thence S. 10-12-19 W., 363.72 feet to an iron pin; thence along property now or formerly of Crosswell School S. 25-11 E., 413.20 feet to an iron pin on a dirt road; thence S. 06-46-50 E., 343.13 feet crossing Crosswell School Road to an iron pin; thence N. 78-38-21 E., 99.87 feet to an iron pin; thence crossing Crosswell School Road N. 65-16-23 E., 222.92 feet to an iron pin; thence S. 63-23-10 E., 99.94 feet to a nail and cap in Crosswell School Road; thence S. 54-13-20 E., 412.67 feet to an old iron pin, the Point of Beginning.

LESS: 6.33 acres on the north side of the Southern Railroad track shown on plat entitled "Survey for Harold H. Jennings & S. Diane Jennings" recorded in Plat Book 50, Page 541 and further described in a deed by Arthur H. Blackwell, et al., dated June 14, 1995, recorded in Deed Book 283, page 339 in the Register of Deeds Office for Pickens County, South Carolina.

The 102.15 acre portion of the above tract is the same property conveyed by deed of Oliver A. Neely, as Clerk of Court for Pickens County, South Carolina, to Arthur H. Blackwell, Thomas L. Blackwell and W. Lewis Blackwell, dated March 4, 1985, recorded in Deed Book 14-O, Page 158. The 54.95 acre portion of the above tract is the major portion of the same property conveyed by deed of C. B. Garrison and Mary A. Garrison to Arthur H. Blackwell, Thomas L. Blackwell and W. Lewis Blackwell, dated December 12, 1978, in Deed Book 13N, page 450. The interest of Arthur H. Blackwell was conveyed by Deed of Distribution dated May 6, 2002, to Lenore B. Blackwell, Individually, and Lenore B. Blackwell, et al., as Trustees recorded in Deed Book 674, page 3 in the Register of Deeds Office for Pickens County, South Carolina. The interest of W. Lewis Blackwell was conveyed by Deed of Distribution dated May 31, 1989 to Edna E. Blackwell, recorded in Deed Book 68, page 263, in the Register of Deeds Office for Pickens County, South Carolina, and was subsequently conveyed to Sandra B. Mitchell and Michael E. Blackwell, Sr., as Trustees, by deed of Edna E. Blackwell dated September 16, 1993, recorded in Deed Book 215, page 96, in the Register of Deeds Office for Pickens County, South Carolina.

TMS #: 5049-11-75-2981 and 5049-11-66-8564

PARCEL 2

David R. Harrison
Attorney at Law
Post Office Box 412
Pickens, SC 29671

TITLE TO REAL ESTATE

No title examination

STATE OF SOUTH CAROLINA)
)
COUNTY OF PICKENS)

KNOW ALL MEN BY THESE PRESENT, THAT I, Bobby Owens, for and in consideration of the sum of One and no/100ths Dollar (\$1.00), the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release:

My undivided interest to:

Dawn Owens, Her Heirs and Assigns:


See attached legal description

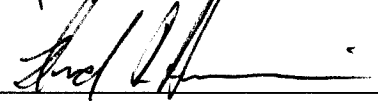
Mailing Address: 111 Odom Road
Easley SC 29640

Together with all and singular, the right all and singular rights, members, hereditaments and appurtenances to said premises belong or in way or wise incident to or appertaining to; to have and to hold all and singular the premises before mentioned unto 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 against every person whosoever lawfully claiming or to claim the same or any part thereof.

WITNESS the Grantor's hand(s) and seal(s) this 30 day of March, 2016.

Signed, sealed and delivered in the presence of:





 (SEAL)
Bobby Owens


_____(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS

)
) **PROBATE**
)

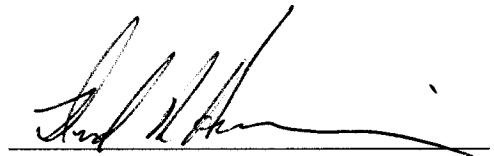
Personally appeared before me the undersigned witness and made oath that (s)saw the within named Grantor(s) sign, seal and as the Grantor(s) act and deed delivered the within written deed and that (s)he with the other witnessed subscribed above witnessed the execution.

SWORN to before me this
30 day of March, 2016

 (SEAL)

Notary Public for South Carolina
My Commission Expires: 11-18-18

LYNN B. HARRISON



Bobby Owens
Tract "3"
Pickens County, SC

-----Legal Description-----

ALL that certain piece, parcel or lot of land, with any improvements thereon, situate, lying and being in the State of South Carolina, County of Pickens, being show and designated as "Tract 3", containing 6.12 acres, according to a plat entitled "Survey for Ermiena M. Miles," prepared by Jay Dunn Land Surveyor, dated July 15, 2013, and recorded July 24, 2013, in the Pickens County Register of Deeds Office in Plat Book 599 at Page 42, incorporated herein by reference, and having such metes and bounds as are more particularly described thereon.

This being a portion of that property conveyed unto the Grantor herein by deed of Ermiena Stafford, a/k/a Ermiena M. Miles, dated February 24, 1999 and recorded March 3, 1999 in Pickens County Register of Deeds Office in Deed Book 471 at Page 335.

(This deed is executed by Grantor "individually," as well, to correct and cover that typographical error in the deed referenced herein this paragraph, show incorrectly as being executed on February 24, 1998").

SEE ALSO, deed of M.L. Lanford, Jr, to Ralph Stafford and Ermiena Stafford dated and recorded February 23, 1959, in the RMC Office for Pickens County in Deed Book 96 at page 101. Ralph Stafford died testate on September 23, 1965, as reflected in the records of the Pickens County Probate Court, leaving his entire estate to his wife, Ermiena Stafford, a/k/a Ermiena Miles.

This property is sold subject to any and all existing rights of way for roads, utilities and any other easements that may appear of record and/or on the premises.

This is the same property conveyed to the Bobby Owens and Dawn Owens, dated November 1, 2013 and recorded in the Office of the Register of Deeds for Pickens County in Deed Book 1564 at Page 35.

TMS# Portion of 5049-16-83-6559

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS)

AFFIDAVIT

Page 1 of 2

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is located at 111 Odom Road, Easley, South Carolina 29640
bearing Pickens County Tax Map Number PRO #5049-16-83-6551, was transferred
by Bobby Owens
Dawn Owens on March 30, 2016 to

3. Check one of the following: The deed is

- (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money=s worth.
- (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) X _____ exempt from the deed recording fee because (See Information section of affidavit): one-half interest to husband

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No X

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

- (a) _____ The fee is computed on the consideration paid or to be paid in money or money=s worth in the amount of _____
- (b) _____ The fee is computed on the fair market value of the realty which is _____
- (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____

5. Check Yes _____ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If A Yes, @ the amount of the outstanding balance of this lien or encumbrance is: _____

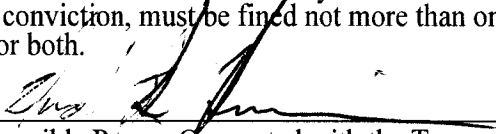
6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: 0
- (b) Place the amount listed in item 5 above here: 0
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: 0

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording, fee due is: \$10,00

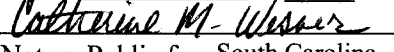
8. As required by Code Section, 12-24-70, I state that I am a responsible person who was connected with the transaction as: David R. Harrison, Attorney at Law

9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Responsible Person Connected with the Transaction

SWORN to before me this 30th
day of March 20 16

David R. Harrison
Print or Type Name Here

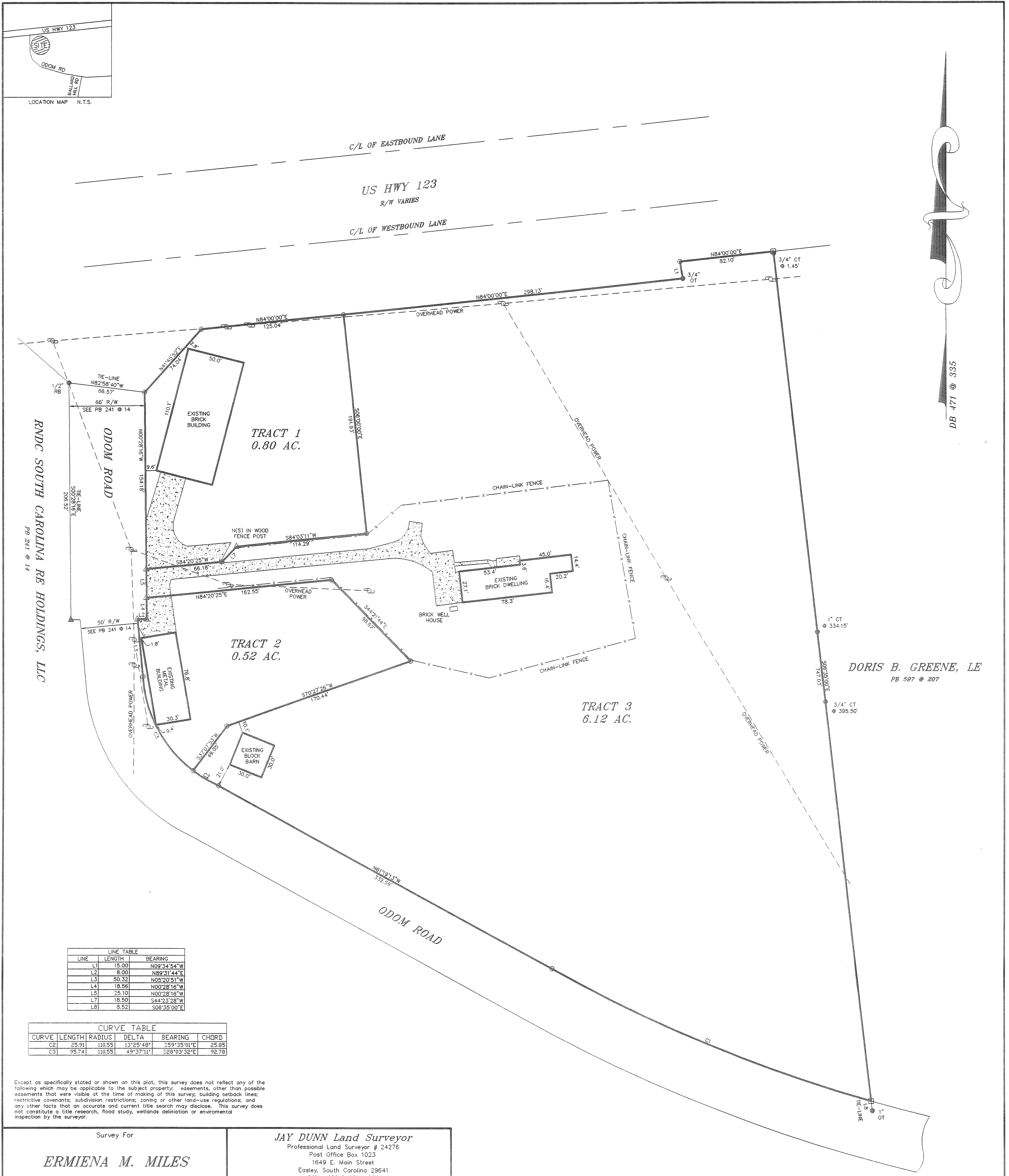

Notary Public for South Carolina
My Commission Expires: 11/19/2024

INFORMATION

Except as provided in this paragraph, the term "value" means the consideration paid or to be paid in money or money's worth for the realty. @ Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, Avalue@ means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A family partnership@ is a partnership whose partners are all members of the same family. A family trust@ is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. A family@ means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A charitable entity@ means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quit claim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quit claim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagee or deed--pursuant to foreclosure proceedings.
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.



LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00	N09°34'54"W
L2	8.00	N89°31'44"E
L3	50.32	N05°20'51"W
L4	18.56	N00°28'16"W
L5	25.10	N00°28'16"W
L7	18.50	S44°23'28"W
L8	8.52	S06°35'00"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C2	25.91	110.55	13°25'48"	S59°35'01"E	25.85
C3	95.74	110.55	49°37'11"	S28°03'32"E	92.78

Except as specifically stated or shown on this plat, this survey does not reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose. This survey does not constitute a title research, flood study, wetlands delineation or environmental inspection by the surveyor.

Survey For ERMIENA M. MILES		JAY DUNN Land Surveyor Professional Land Surveyor # 24276 Post Office Box 1023 1649 E. Main Street Easley, South Carolina 29641 Office (864) 859-1358 Fax (864) 306-8945	
Property Designation: TMS # 5049-16-83-6559 111 ODOM ROAD, EASLEY, SC		I hereby state that to the best of my professional knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" survey as specified therein.	
Deed Book Reference: 471 Page No. 335		7/22/2013	
State SOUTH CAROLINA	County PICKENS	APPROVED FOR RECORDING Pickens County, SC Community Development Original Stamped in Blue Ink	
Legend △ N.S. Nail Set ○ I.P.S. Iron Pin Set 1/2" RB ● F/ (AS NOTED) Iron Pin Found		△ N.F. Nail Found □ Point, Unless Otherwise Noted ■ Conc. Mon. (F)	
Scale 1" = 50'	Date 07-15-13	Graphic Scale 25 0 50	
Bobby Jay Dunn, P.L.S. No. 24276			

DB 471 @ 335

DORIS B. GREENE, LE
PB 597 @ 207

3/4" CT @ 395.50'

PARCEL 3

PREPARED BY & RETURN TO:

Burroughs Elijah, LLC
880 S. Pleasantburg Drive Suite 4A
Greenville, South Carolina 29607
(864) 501-3205

No Title Certification

QUIT-CLAIM DEED

THIS INDENTURE, made this 7th day of July, 2022, between **Edward B. Duvall and Wanda L. Duvall** of Pickens County, South Carolina, as Parties of the First Part, and **Edward B. DuVall and Wanda L. DuVall, or their successors in interest, as Trustees of the DuVall Family Living Trust dated July 7, 2022, or any amendments thereto**, of Greenville County, South Carolina, as Parties of the Second Part.

W I T N E S S E T H :

That the said Parties of the First Part in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, have bargained, sold and do by these presents bargain, sell, remise, release, and forever quit-claim to the Parties of the Second Part, their successors and assigns, all the right, title, interest, claim or demand which the said Parties of the First Part have or may have had in and to the following described property:

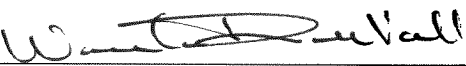
SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD said described premises unto the Parties of the Second Part, their successors and assigns, so that neither the said Parties of the First Part nor their heirs or assigns shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Parties of the First Part have hereunto set their hand and seal the day and year first above written.

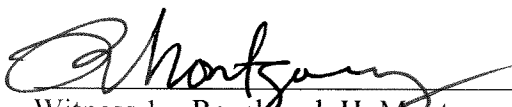


Edward B. Duvall (L.S.)




Wanda L. Duvall (L.S.)

SIGNED, SEALED AND DELIVERED
in the presence of:



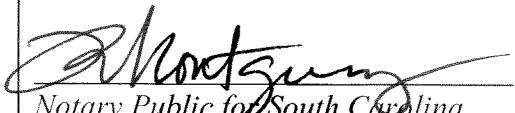
Witness 1 – Raushanah H. Montgomery



Witness 2 – Brandon D. Elijah

ACKNOWLEDGMENT

THE FOREGOING instrument was executed and acknowledged before me by the Grantors, Edward B. Duvall and Wanda L. Duvall this 7th day of July, 2022.



Notary Public for South Carolina
My commission expires: 10-08-2031

[SEAL]

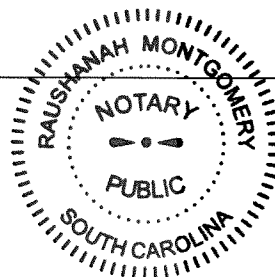


EXHIBIT A
REAL PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, on Greenway Drive shown as Tract A (3.658 Acres) on plat by Smith Surveyors, Inc., dated October 12, 2010 and recorded in Plat Book 597, at Page 207, in the ROD Office for Pickens County, SC, reference is hereby made to said plat for a more complete metes and bounds description thereof.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

This being the same property conveyed to Edward B. Duvall and Wanda L. Duvall by deed of Barry J. Greene and Doris B. Greene dated December 30, 2013 and recorded January 3, 2014 in the Register of Deeds Office of Pickens County, South Carolina in Deed Book 1575 at Page 251.

Tax Map and Parcel Number: 5049-16-93-1363

Grantee Mailing Address: 165 Odom Rd., Easley, SC 29642

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 165 Odom Rd., Easley, SC 29642 Pickens County TMS # 5049-16-93-1363 was transferred to Edward B. DuVall and Wanda L. DuVall, as Trustees of the DuVall Family Living Trust dated July 7, 2022 by deed of Edward B. Duvall and Wanda L. Duvall on July 7, 2022.
3. Check one of the following: The deed is
 - (A) ___ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (B) ___ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
 - (C) X exempt from the deed recording fee because (See Information section of affidavit):
8 – Deed to Trust (Explanation required)
 (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

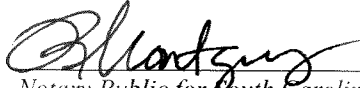
If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ___ or No ___

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
 - (A) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - (B) The fee is computed on the fair market value of the realty which is _____.
 - (C) The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes ___ or No ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is _____.
6. The deed recording fee is computed as follows:
 - (A) Place the amount listed in item 4 above here: _____
 - (B) Place the amount listed in item 5 above here: _____
 (If no amount is listed, place zero here.)
 - (C) Subtract Line 6(b) from Line 6(a) and place the result here: _____
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: _____.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **Attorney at Law**
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.



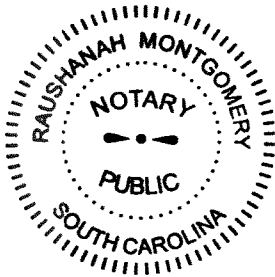
Purchaser, Legal Representative of the
Purchaser, or other Responsible Person
Connected with the Transaction

SWORN to before me this 7th day of July, 2022.

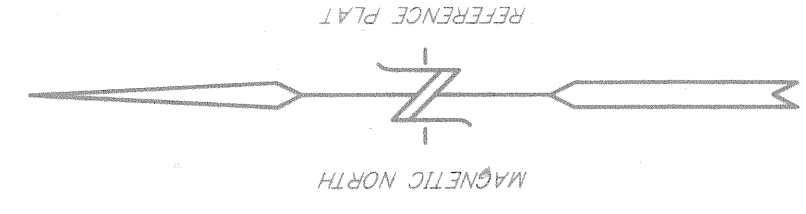


Notary Public for South Carolina

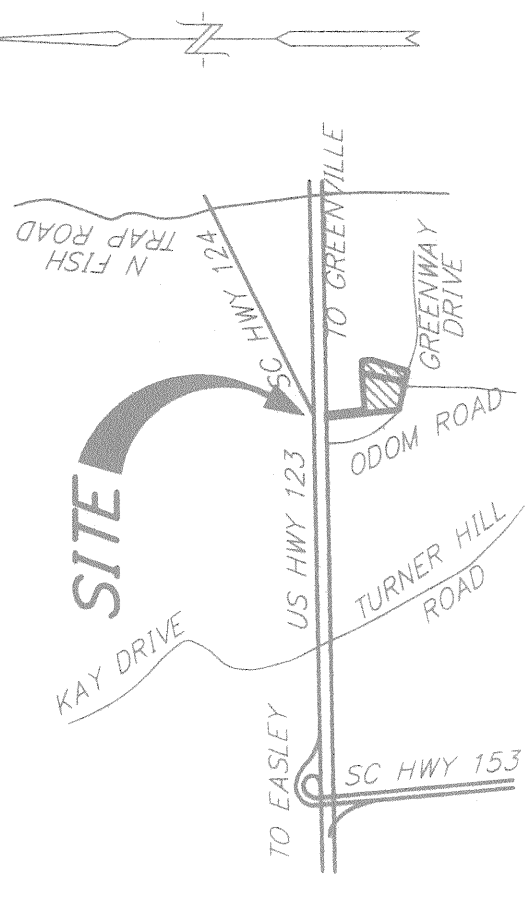
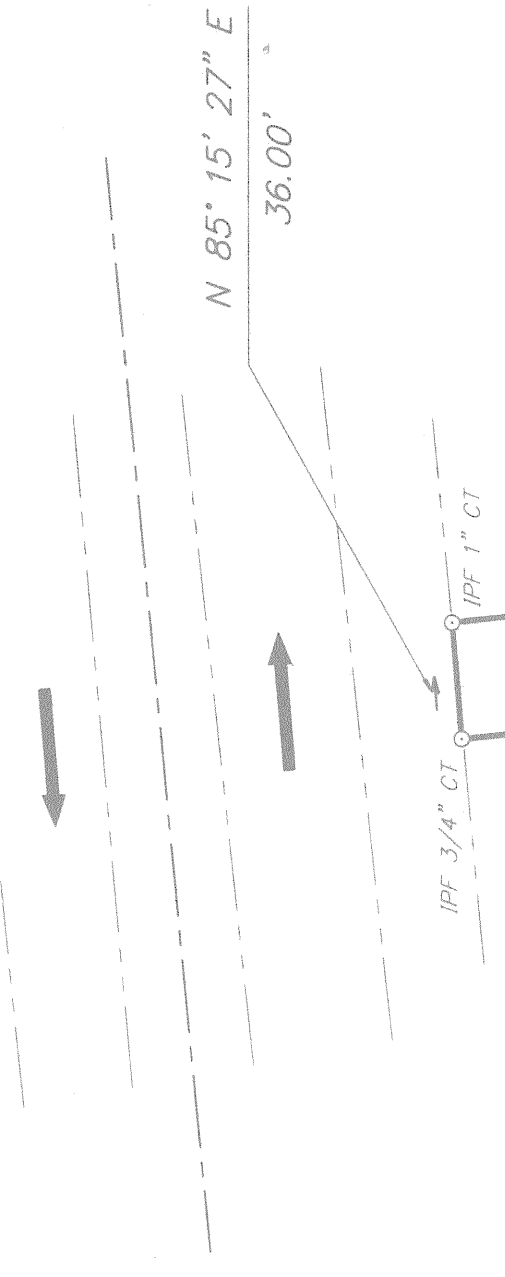
My Commission Expires: 10-08-2031



For: Know that my redeemer liveth, and that he shall stand at the latter day upon the earth



CALHOUN MEMORIAL HIGHWAY
US HIGHWAY 123
VARIABLE RIGHT-OF-WAY



LOCATION MAP (NOT TO SCALE)

LEGEND

- CP = COMPUTED POINT
- IPF = IRON PIN FOUND
- IRS = IRON PIN SET
- MF = NAIL FOUND
- MS = NAIL SET
- MCS = NAIL & CAP ROUND
- TMS = NAIL & CAP SET
- MS = TAX MAP SHEET
- PB = PLAT BOOK
- DB = DEED BOOK
- PC = PAGE

LIBERTY HIGHWAY
PARTNERSHIP
TMS# 5049-16-93-1784
DB 314 PG 74

GEORGE L CROOKS
LIFE ESTATE
TMS# 5049-16-93-7741
DB 613 PG 207

ERMIENA M MILES, TRUSTEE
MILES LIVING TRUST
TMS# 5049-16-93-6559
DB 471 PG 335



TRACT A
TOTAL AREA
159333 SQ FT 3.658 ACRES

TRACT B
TOTAL AREA
64619 SQ FT 1.483 ACRES

Total Area
223953 SQ FT 5.141 ACRES



REFERENCE IS HEREBY MADE TO DEED BOOK 691 PAGE 179
THE RIGHTS OF WAY INFORMATION OBTAINED BY PHONE OPERATIONS WITH SODOT & PICKENS COUNTY OF WHICH
DOCUMENTATION WAS NOT RECEIVED BY THIS FIRM. FOR DOCUMENTATION, CONTACT THE AFOREMENTIONED AGENCIES.
ACREAGE & PROPERTY ARE SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR ON THE GROUND.

TMS # 5049-16-93-2313

165 ODOM ROAD
EASLEY, SC 29642

SINCE 1909
SMITH SURVEYORS, INC.
6807 Easley Highway
Easley, SC 29640
Phone: 864-859-5729
Fax: 864-855-8022
mergleap@charter.net

COUNTY PICKENS
SOUTH CAROLINA

SURVEY FOR
DORIS B GREENE



DATE OCTOBER 12, 2010
JOB# 0207024C PROJ# 0207024I

ROBERT DALE KIRK
JOHN CORE SMITH IV
P.L.S. # 16133
P.L.S. # 26059

REVISION	DATE	DESCRIPTION

PARCEL 4

John G. Cheros, Attorney at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA)	
	)	TITLE OF REAL ESTATE
COUNTY OF PICKENS)	

KNOW ALL MEN BY THESE PRESENTS, that

Liberty Highway Partnership, A South Carolina
General Partnership

in consideration of Five Hundred Fifty Thousand no/100 (\$550,000.00) Dollars, receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

C & W Properties of the Upstate, LLC

All that certain piece, parcel or lot of land lying and being in the State of South Carolina, County of Pickens, shown as 4.64 Acres on plat entitled PROPERTY OF FFY TEXTILE SUPPLY recorded in Plat Book 48, page 76 and having such courses and distances as will appear by reference to said plat.

This is the same property conveyed by deed of John K. Fort as Trustee for FFY Textile Supply Co, Inc. recorded in Deed Book 514, page 74 on November 15, 1999.

The above property is conveyed subject to all rights of way, easements, protective covenants, setback lines, roadways, dedications and zoning ordinances, if any, of record, on the recorded plat(s) or on the premises affecting said property.

TMS #5049-16-93-1784

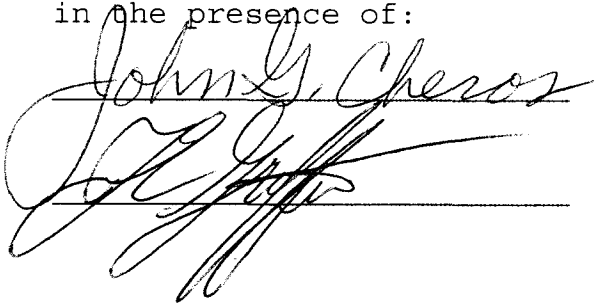
Grantee's address: 615 Popper Mountain Rd
Greenville, SC 29615

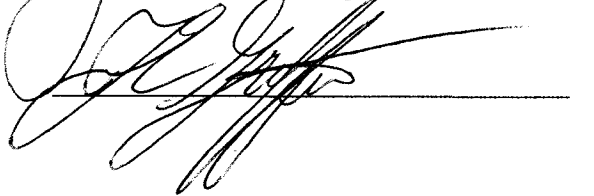
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining thereto; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to

warrant and forever defend all and singular said premises unto the grantee's(s') and unto the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 12th day of January, 2015.


SIGNED, sealed and delivered
in the presence of:



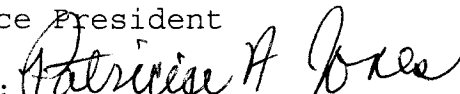


Liberty Highway Partnership,
A SC General Partnership

BY: D&P Land Co., Inc., A SC
Corporation, as General
Partner of Liberty Highway
Partnership

By: 

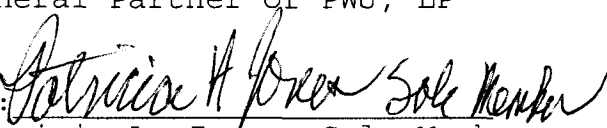
Patricia A. Jones,
Vice President

By: 

Patricia A. Jones, Secretary

BY: PWJ, LP, A SC Limited
Partnership, as General Partner
of Liberty Highway Partnership

By: PAJ Management, LLC, A SC
Limited Liability Company, as
General Partner of PWJ, LP

By: 

Patricia A. Jones, Sole Member
of PAJ Management, LLC

By: WDJ Management, LC A SC
Limited Liability Company, as
General Partner of PWT, LP

By: Patricia A. Jones IND-PR
Patricia A. Jones, as Personal
Representative of the Estate
of William D. Jones, Sole
Member of WDJ Management, LLC.
William D. Jones was the sole
Member of WDJ Management, LLC
at the time of his death. See
Pickens County, SC Probate
Court File 2014ES3900148

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared the undersigned witness and made oath
that (s)he saw the within named General Partnership, by its duly
authorized Partner(s), sign, seal and as its act and deed deliver
the within deed and that (s)he, with the other witness subscribed
above witnessed the execution thereof.

SWORN before me this 12th day of January, 2015.

[Signature]
Notary Public for South Carolina
My Commission Expires: 12/05/15
Seal

John G. Cheros
Witness

STATE OF SOUTH CAROLINA)
COUNTY OF Pickens)

Affidavit

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 3801 Calhoun Memorial Hwy, Easley, SC 29640, bearing Pickens County Tax Map Number 5049-16-93-1784, was transferred by Liberty Highway Partnership, A SC General Partnership to C & W Properties of the Upstate, LLC on 1/12/15.
3. Check one of the following: The deed is
 - (a) ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (see information section of affidavit): _____ (If exempt, please skip items 4 – 7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
 - (a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$550,000.00.
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes _____ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here:	<u>\$550,000.00</u>
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here)	<u>0</u>
(c) Subtract line 6(b) from line 6(a) and place result here:	<u>\$550,000.00</u>
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is :
\$2035.00
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Attorney
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me this 12th
day of January 2015
[Signature]
Notary Public for SC
My Commission Expires: 12/15/15

John G. Cheros
Responsible Person Connected with the Transaction
John G. Cheros, Attorney
Print or Type Name Here

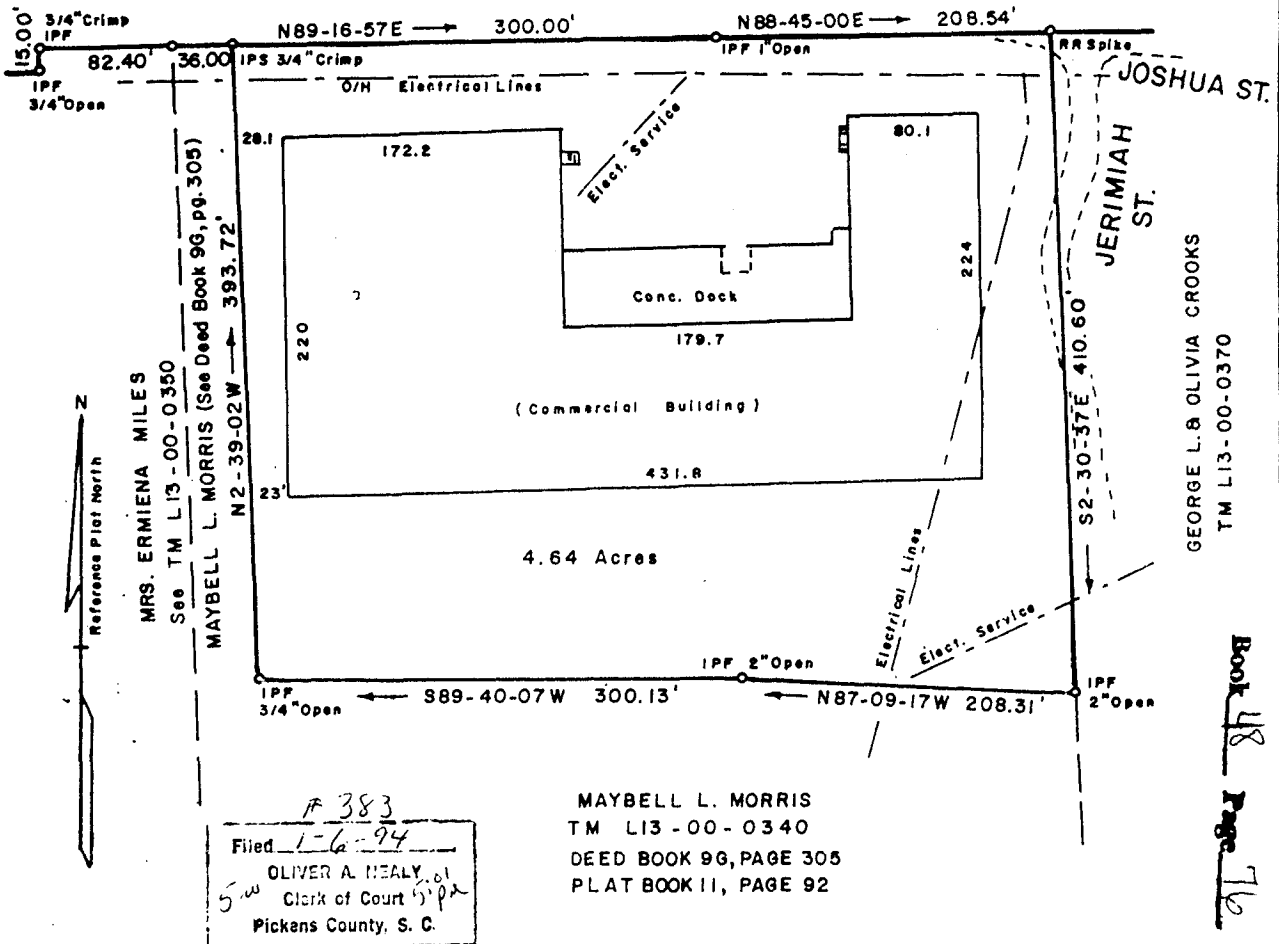
CALHOUN MEMORIAL HIGHWAY HIGHWAY 123

BOOK 48 PAGE 76

To Easley

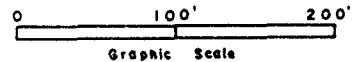
To Greenville

(542.8'± To ODOM ROAD)



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

REFERENCE: SURVEY FOR MR. GARRISON WYATT, BY J. A. PICKENS, DATED FEBRUARY 24, 1944, AND RECORDED IN THE RMC OFFICE FOR PICKENS COUNTY, S. C. IN PLAT BOOK 4, PAGES 147 & 148.



TM L13-00-0370

PROPERTY OF
FFY TEXTILE SUPPLY CO., INC.
PICKENS COUNTY, S. C.

DAVID C. KIRK, S.C.R.L.S. No. 6676
614 JIM HUNT ROAD
EASLEY, S. C. 29640

DR. DCK
CH. DCK
SCALE 1" = 100'
DATE DEC. 17, 1993
FILE NO. 93.11.7
DWG. NO. 1

PARCEL 5

STATE OF SOUTH CAROLINA)
)
COUNTY OF PICKENS) **TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, that **Roger D. Crooks**, in consideration of the sum of One Dollar (\$1.00) and no other consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto **Crooks Properties, LLC, a South Carolina Corporation**, its successors and assigns forever:

ALL that certain piece, parcel or lot of land in Easley Township, Pickens County, State of South Carolina, being located on the South side of the Super Highway from Greenville to Easley, according to a survey in the subdivision of the N. M. Looper Property made February 24, 1944, for Garrison Wyatt by J. A. Pickens, the property is more fully described as follows; BEGINNING at a stone on the northwest corner of the tract purchased by W. H. Hughey and runs East 89.8 North 194 feet to a stake; thence South 0.52 East 15 feet to a stake; thence East 89.8 North 194 feet to a stake; thence South 0.52 East 15 feet to a stake; thence East 89.8 North 282 feet to a stake; thence South ½ West 488 feet to a stake; thence South 86 West 422 feet to an iron pin; thence North 7 West 518 feet to the BEGINNING corner, containing five (5) acres, more or less, and bounded on the North the right of way of the Super Highway, on the East by a five acre tract of the said N. M. Looper subdivision, on the South by Lathem property and on the West by W. H. Hughey.

ALSO: ALL that piece, parcel or lot of land being situated in the State of South Carolina, County of Pickens, and being described as follows; BEGINNING on a stake on right of way on Super Highway and running thence with the property line of J. Ellis Crawford, to-wit: South 45 ¼ East 631 feet to a stake; thence South 86 West 457 feet to a stake; thence North ½ East 488 feet to the BEGINNING corner, being bounded on the North by point on right of way of Super Highway, on the East by property of J. Ellis Crawford, on the South by Lathem property, and on the West by Miller property.

This is the same property conveyed to Roger D. Crooks by deed of George L. Crooks and Olivia L. Crooks dated 05/09/2002 and recorded 05/10/2002 in Deed Book 673 at Page 207 in the Pickens County Register of Deeds Office.

The above described property is subject to any and all easements and/or rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any and all restrictions, covenants or zoning ordinances affecting such property as may appear of record.

TMS # 5049-16-93-7741 (100 Isaiah Street Easley, South Carolina)

ADDRESS OF GRANTEE(S): 120 Grant Valley Road Easley, South Carolina 29640

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said grantee(s) and the grantee's(s') heirs or successors and assigns, forever.

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

IN WITNESS the grantor's(s') hand(s) and seal(s) this 15th day of May, 2014.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Susan O. Sands
Witness

Roger D. Crooks
Roger D. Crooks

[Signature]
Witness

STATE OF SOUTH CAROLINA)
)
COUNTY OF PICKENS)

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
15th day of May, 2014.

[Signature]
Witness

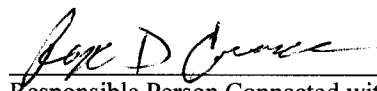
Susan O. Sands
Notary Public for South Carolina
My Commission Expires: 3-12-23

STATE OF SOUTH CAROLINA)
)
COUNTY OF PICKENS)

AFFIDAVIT

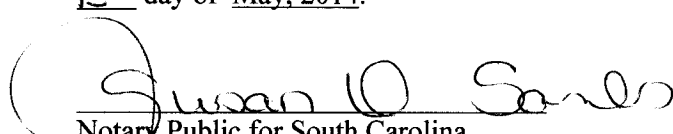
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit, and I understand such information.
2. Property located at bearing **100 Isaiah Street Easley South Carolina, Pickens County, South Carolina**, Tax Map Number: 5049-16-93-7741 was transferred by Crooks to Crooks Properties, LLC on the date of May 15th, 2014..
3. The transaction was (check one):
 - (a) _____ Subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ Subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) X Exempt from the deed recording fee: Item #1 – Non consideration paid – deed from family (see information section of affidavit): (If exempt, please skip items 4-7, and go to item 8 of affidavit)
4. As required by Code Section 12-24-70, I state that I am responsible person who was connected with the transaction as: Grantor.
5. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.



Responsible Person Connected with the Transaction
Roger D. Crooks

SWORN to before me this
15th day of May, 2014.



Notary Public for South Carolina
My Commission Expires: 3-12-23

PARCEL 6

STATE OF SOUTH CAROLINA)
)
COUNTY OF PICKENS) **TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, that **Roger D. Crooks**, in consideration of the sum of One Dollar (\$1.00) and no other consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto **Crooks Properties, LLC, a South Carolina Corporation**, its successors and assigns forever:

ALL that certain piece, parcel or lot of land in Easley Township, Pickens County, State of South Carolina, being located on the South side of the Super Highway from Greenville to Easley, according to a survey in the subdivision of the N. M. Looper Property made February 24, 1944, for Garrison Wyatt by J. A. Pickens, the property is more fully described as follows; BEGINNING at a stone on the northwest corner of the tract purchased by W. H. Hughey and runs East 89.8 North 194 feet to a stake; thence South 0.52 East 15 feet to a stake; thence East 89.8 North 194 feet to a stake; thence South 0.52 East 15 feet to a stake; thence East 89.8 North 282 feet to a stake; thence South ½ West 488 feet to a stake; thence South 86 West 422 feet to an iron pin; thence North 7 West 518 feet to the BEGINNING corner, containing five (5) acres, more or less, and bounded on the North the right of way of the Super Highway, on the East by a five acre tract of the said N. M. Looper subdivision, on the South by Lathem property and on the West by W. H. Hughey.

ALSO: ALL that piece, parcel or lot of land being situated in the State of South Carolina, County of Pickens, and being described as follows; BEGINNING on a stake on right of way on Super Highway and running thence with the property line of J. Ellis Crawford, to-wit: South 45 ¼ East 631 feet to a stake; thence South 86 West 457 feet to a stake; thence North ½ East 488 feet to the BEGINNING corner, being bounded on the North by point on right of way of Super Highway, on the East by property of J. Ellis Crawford, on the South by Lathem property, and on the West by Miller property.

This is the same property conveyed to Roger D. Crooks by deed of George L. Crooks and Olivia L. Crooks dated 05/09/2002 and recorded 05/10/2002 in Deed Book 673 at Page 207 in the Pickens County Register of Deeds Office.

The above described property is subject to any and all easements and/or rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any and all restrictions, covenants or zoning ordinances affecting such property as may appear of record.

TMS # 5049-16-93-7741 (100 Isaiah Street Easley, South Carolina)

ADDRESS OF GRANTEE(S): 120 Grant Valley Road Easley, South Carolina 29640

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said grantee(s) and the grantee's(s') heirs or successors and assigns, forever.

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

IN WITNESS the grantor's(s') hand(s) and seal(s) this 15th day of May, 2014.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Susan O. Sands
Witness

Roger D. Crooks
Roger D. Crooks

[Signature]
Witness

STATE OF SOUTH CAROLINA)
)
COUNTY OF PICKENS)

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
15th day of May, 2014.

[Signature]
Witness

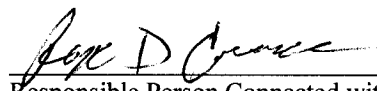
Susan O. Sands
Notary Public for South Carolina
My Commission Expires: 3-12-23

STATE OF SOUTH CAROLINA)
)
COUNTY OF PICKENS)

AFFIDAVIT

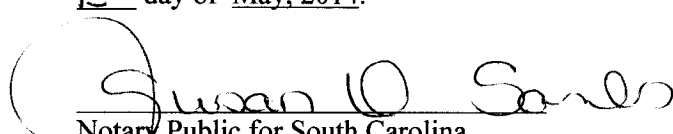
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit, and I understand such information.
2. Property located at bearing **100 Isaiah Street Easley South Carolina, Pickens County, South Carolina**, Tax Map Number: 5049-16-93-7741 was transferred by Crooks to Crooks Properties, LLC on the date of May 15th, 2014..
3. The transaction was (check one):
 - (a) _____ Subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ Subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) X Exempt from the deed recording fee: Item #1 – Non consideration paid – deed from family (see information section of affidavit): (If exempt, please skip items 4-7, and go to item 8 of affidavit)
4. As required by Code Section 12-24-70, I state that I am responsible person who was connected with the transaction as: Grantor.
5. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.



Responsible Person Connected with the Transaction
Roger D. Crooks

SWORN to before me this
15th day of May, 2014.



Notary Public for South Carolina
My Commission Expires: 3-12-23

PARCEL 7

When Recorded Mail to:
Babb & Brown, PC
505 W. Butler Road
Greenville, SC 29607
(864) 422-0022

SOUTH CAROLINA LIMITED (SPECIAL) WARRANTY DEED

County: Pickens
City: Easley

Tax Map No.: 5059-13-03-3806
Date: May 28, 2010

Grantor	Grantee
Branch Banking and Trust Co. of SC 301 College Street Greenville, SC 29605	Billy Fulbright and William Johnson 1022 Johnson Road Easley, SC 29642

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that Branch Banking and Trust Company of South Carolina, for and in consideration of the sum of One Hundred Fifty Eight Thousand and 00/100 (\$158,000.00), paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, ***SUBJECT TO*** the matters set forth below, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto Billy Fulbright and William Johnson, the real estate (the "Premises") described as follows:

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, on Calhoun Memorial Highway #123, and containing 2.503 acres, according to a survey for Marvin Masters prepared by J. C. Smith & Associates RLS #7882, dated November 17, 1998 and recorded in Plat Book 334 at page 5-A in the Office of the ROD for Pickens County, South Carolina.

Reference is hereby made to the most recent survey for a more complete and accurate metes and bounds description thereof.

Tax Map # 5059-13-03-3806

This being the same piece of property conveyed to Branch Banking and Trust Company of South Carolina by deed of Harold P. Welborn, Jr., Clerk of Court for Pickens County, dated 11/5/09 and recorded in the ROD Office on 11/10/09 in Deed Book 1286 at page 57.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

TO HAVE AND TO HOLD all and singular the premises unto Grantee and Grantee's heirs successors and assigns forever.

And, ***SUBJECT TO*** the matters set forth above, Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's successors lawfully claiming, or to claim, the same or any part thereof but no others.

When Recorded Mail to:
Babb & Brown, PC
505 W. Butler Road
Greenville, SC 29607
(864) 422-0022

IN WITNESS WHEREOF, Grantor has caused this Limited (Special) Warranty Deed to be executed under seal this 28th day of May, 2010.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Carol E Green
Witness #1

David W. H. L.
Witness #2

GRANTOR:
Branch Banking and Trust Co.

Sandra L. Dempsey
By:
Its: Vice President

STATE OF SOUTH CAROLINA
COUNTY OF

I, a Notary Public for South Carolina, do hereby certify that Branch Banking and Trust Co. of SC, Grantor, by Sandra L. Dempsey its: Vice President, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 28th day of May, 2010.

David W. H. L.
Notary Public for SC
My Commission Expires: 12-29-19

When Recorded Mail to:
Babb & Brown, PC
505 W. Butler Road
Greenville, SC 29607
(864) 422-0022

SOUTH CAROLINA GENERAL WARRANTY DEED

County: Pickens
City: Easley

Tax Map No.: 5059-13-03-7722
Date: February 19, 2015

Grantor	Grantee
Cornerstone National Bank P. O. Box 428 Easley, SC 29641	WB Investments, LLC 1022 Johnson Road Easley, SC 29642

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that Grantor, for and in consideration of the sum of Eighty Five Thousand and 00/100 (\$85,000.00), paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, ***SUBJECT TO*** the matters set forth below, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto Grantee, the real estate (the "Premises") described as follows:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, containing 7.20 acres, more or less, according to a plat prepared by John C. Smith, SC PLS #1443, dated June 25, 1956, for Fred H. Floyd and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on US No. 123 and running thence N. 88-08 E. 608.00 feet to an iron pin; thence S 0-52 E 30 feet to an iron pin; thence N. 89-08 E. 280 feet to an iron pin on Georges Creek; thence along said Creek, S 17-00 E. 402 feet to an iron pin; thence S. 86-00 W. 573 feet to an iron pin; thence N. 45-15 W. 630.5 feet to an iron pin on US No. 123, point of beginning.

LESS, HOWEVER, that certain 2.503 acres, more or less, according to a plat prepared by J.C. Smith & Associates dated November 17, 1998, entitled "Survey for Marvin Masters" and having, the following metes and bounds, to-wit: BEGINNING at an iron pin on Calhoun Memorial Highway #123 at a point 1485 feet, more or less, from Odom Road, and running thence along said Highway, N. 88-08-00 E. 596.16 feet to an iron pin; thence S. 1-52-00 E. 241.59 feet to an iron pin, thence N. 86-11-26 W. 407.96 feet to an iron pin; thence N. 45-15-00 W. 276.90 feet to an iron pin, point of beginning.

DERIVATION: See deed to First Assembly of God to Marvin Masters recorded on January 23, 1980 in Deed Book 13-S at Page 917 in the Office of the Register of Deeds for Pickens County.

TMS p/o 5059-13-03-5747

LESS HOWEVER: all that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being designated as containing 1.618 acres, more or less, on plat prepared by Ray Dunn Land Surveyor dated 8/25/10 and recorded in Plat Book 595 at Page 171 in the Pickens County Register of Deeds Office, Reference to said plat is hereby craved for a more accurate and complete metes and bounds description of property.

DERIVATION: See deed to Billy Fulbright and William Johnson from Cornerstone National Bank on 9/9/2010 recorded 9/15/10 in Deed Book 1343 at page 49 in the Office of the Register of Deeds for Pickens County.

TMS #p/o 5059-13-03-5747

AND ALSO: all that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens and being designated as containing 0.178 acres, more or less, on plat prepared by Ray Dunn Land Surveyor dated 8/25/10 and recorded in Plat Book 595 at Page 171 in the Pickens County Register of Deeds Office. Reference to said plat is hereby craved for a more accurate and complete metes and bounds description of property.

When Recorded Mail to:
Babb & Brown, PC
505 W. Butler Road
Greenville, SC 29607
(864) 422-0022

DERIVATION; See deed to Cornerstone National Bank from Billy Fulbright and William Johnson dated 9/9/2010 and recorded 9/15/10 in Deed Book 1343 at Page 45 in the Register of Deeds Office for Pickens County.

TMS #p/o 5059-13-03-3806

This being the same property conveyed to Cornerstone National Bank by Special Referee's Foreclosure Deed as recorded in Deed Book 1259 at page 28 in the Pickens County ROD Office on 6/19/09.

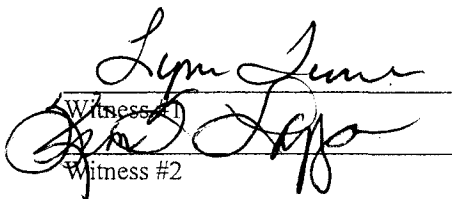
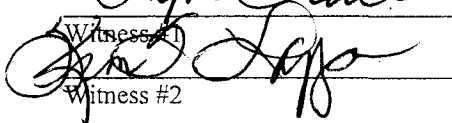
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

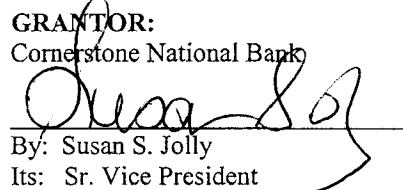
TO HAVE AND TO HOLD all and singular the premises unto Grantee and Grantee's heirs successors and assigns forever.

And, ***SUBJECT TO*** the matters set forth above, Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's successors and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed under seal this 19th day of February, 2015.

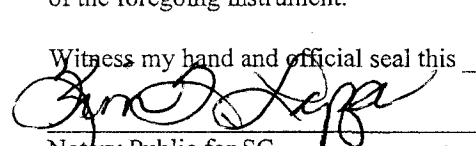
**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**


Witness #1

Witness #2

GRANTOR:
Cornerstone National Bank

By: Susan S. Jolly
Its: Sr. Vice President

**STATE OF SOUTH CAROLINA
COUNTY OF Pickens**

I, a Notary Public for South Carolina, do hereby certify that Cornerstone National Bank, Grantor, by Susan S. Jolly, its Sr. Vice President personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

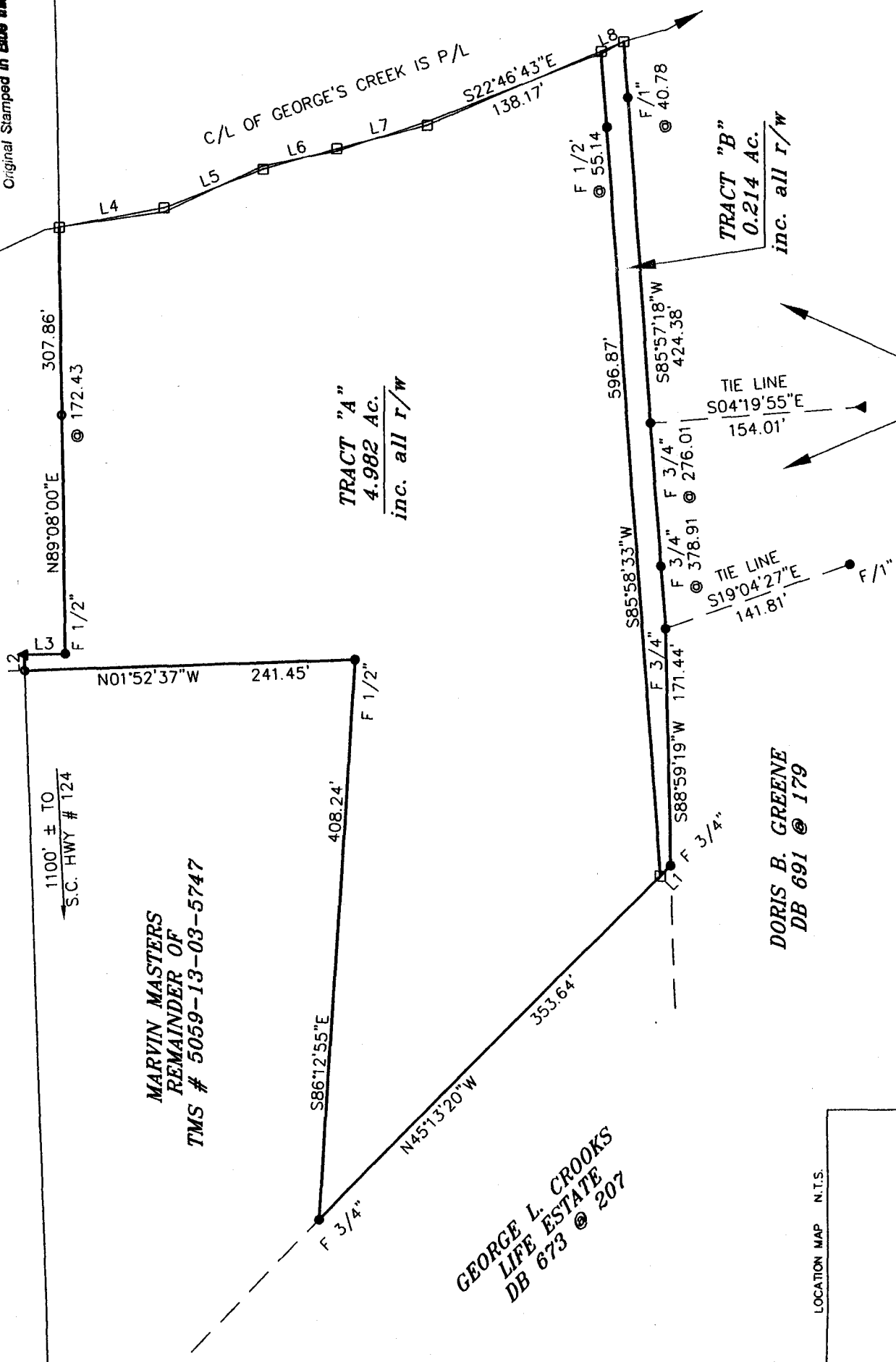
Witness my hand and official seal this 19 day of February, 2015.

Notary Public for SC
My Commission Expires: 12-21-22

Except as specifically stated or shown on this plat, this survey does not reflect any of the following which may be applicable to the subject property: easements, other than possible restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose. This survey does not constitute a title research, flood study, wetlands delineation or environmental inspection by the surveyor.

This Property and Acreages are subject to any and all rights of ways and easements of record or on the ground.

U.S. HWY # 123 (AKA) CALHOUN MEMORIAL HIGHWAY

Nathalie Schmitt 6/16/09
APPROVED FOR RECORDING
Pickens County, SC
Community Development
Original Stamped in Blue Ink

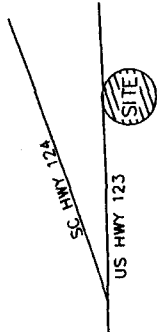


CALVIN G. BRYANT
PB 61 @ 89

DORIS B. GREENE
DB 691 @ 179

GEORGE L. CROOKS
LIFE ESTATE
DB 673 @ 207

LOCATION MAP N.T.S.



NOTE: TRACT "B" IS SHOWN AS BEING AN AREA OF APPARENT GAP AS PER REF. PLAT BY BARRY L. COLLINS FOR MARVIN MASTERS 09-16-03

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°13'20"W	10.66
L2	N88°07'46"E	11.74
L3	S00°45'46"E	29.99
L4	S10°08'29"E	78.11
L5	S21°11'11"E	77.50
L6	S15°24'42"E	56.19
L7	S14°19'49"E	68.03
L8	S22°46'43"E	17.82

Survey For
**CORNERSTONE
NATIONAL BANK**

Property Designation: PT. OF TMS # 5059-13-03-5747
CORNERSTONE240B_09
Ref PLAT BY BARRY L. COLLINS 09-16-03
Ref PLAT BY JC SMITH 06-25-56
Plat Book Reference: 334
Deed Book Reference: 1581 Page No. 5-A 181

State SOUTH CAROLINA County PICKENS

Legend
▲ N.S. Nail Set
● I.P.S. Iron Pin Set 1/2"
● F/ (AS NOTED) Iron Pin Found
▲ N.F. Nail Found
□ Point, Unless Otherwise Noted
■ Conc. Mon. (F)

Scale 1" = 100' Date 06-11-09
Graphic Scale 100 0 200

RAY DUNN Land Surveyor
Professional Land Surveyor # 19400
Post Office Box 5
407 Gentry Memorial Highway
Easley, South Carolina 29641
Office (864) 859-4826
Fax (864) 859-4806
Mobile (864) 414-3337
raydunninc@bellsouth.net

I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements of a Class "B" survey as specified therein.

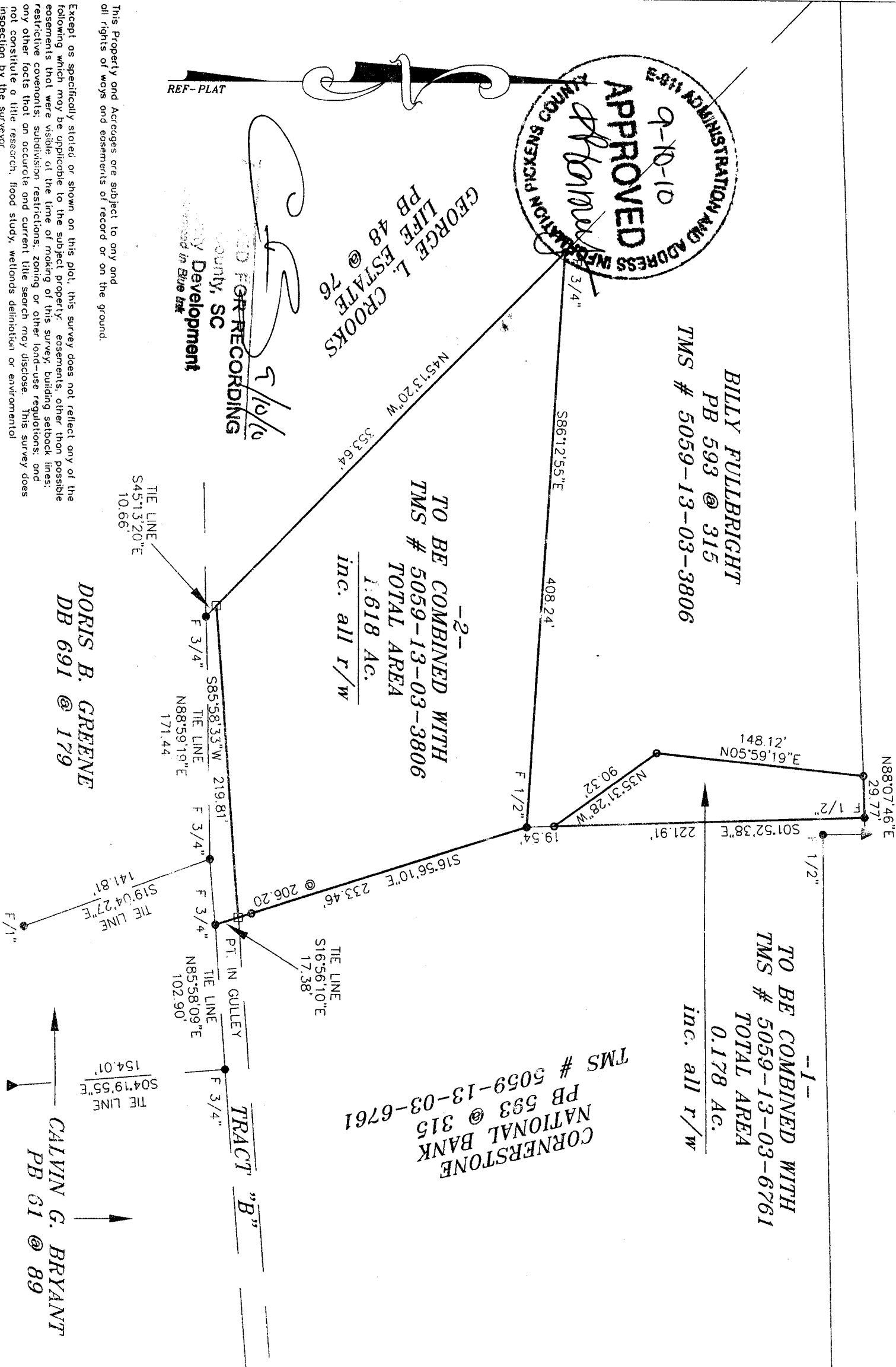
Ray

Perry Ray Dunn, P.L.S. No. 19400

6/11/09

NOTE: TRACT "B" IS SHOWN AS BEING AN AREA OF APPARENT GAP AS PER REF. PLAT BY BARRY L. COLLINS FOR MARVIN MASTERS 09-16-03.

US HWY # 123
(AKA) CALHOUN MEMORIAL HIGHWAY



Survey for
CORNERSTONE
NATIONAL BANK
&
BILLY FULLBRIGHT

Property Designation: P/O TMS # 5059-13-03-6761
P/O TMS # 5059-13-03-3806

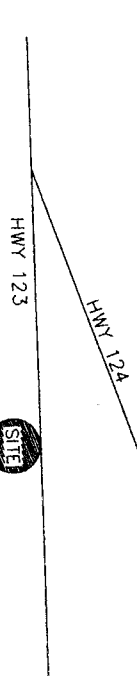
Job # CORNLRSTONE240B09SWAP82410

Reference plat by this FIRM dated 6/1/109.

State SOUTH CAROLINA County PICKENS

Legend
N.S. Nail Set
I.P.S. Iron Pin Set 1/2"
F / (AS NOTED)
Iron Pin Found
N.F. Nail Found
Point, Unless Otherwise Noted
Circ. Mon. (F)

Scale 1" = 80' Date 08-24-10
Graphic Scale 40 0 80



LOCATION MAP N.T.S.

RAY DUNN Land Surveyor

Professional Land Surveyor # 19400

Post Office Box 5

407 Gentry Memorial Highway

Easley, South Carolina 29641

Office (864) 859-4826

Fax (864) 859-4806

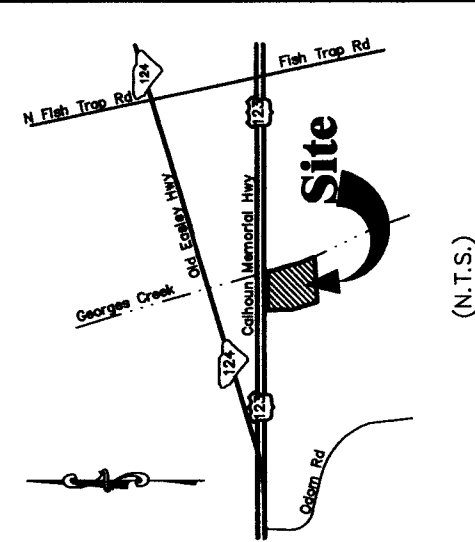
Mobile (864) 414-3337

roydunninc@bellsouth.net

I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements of a Class "B" survey as specified therein.

Perry Roy Dunn, P.L.S. No. 19400
8/25/10

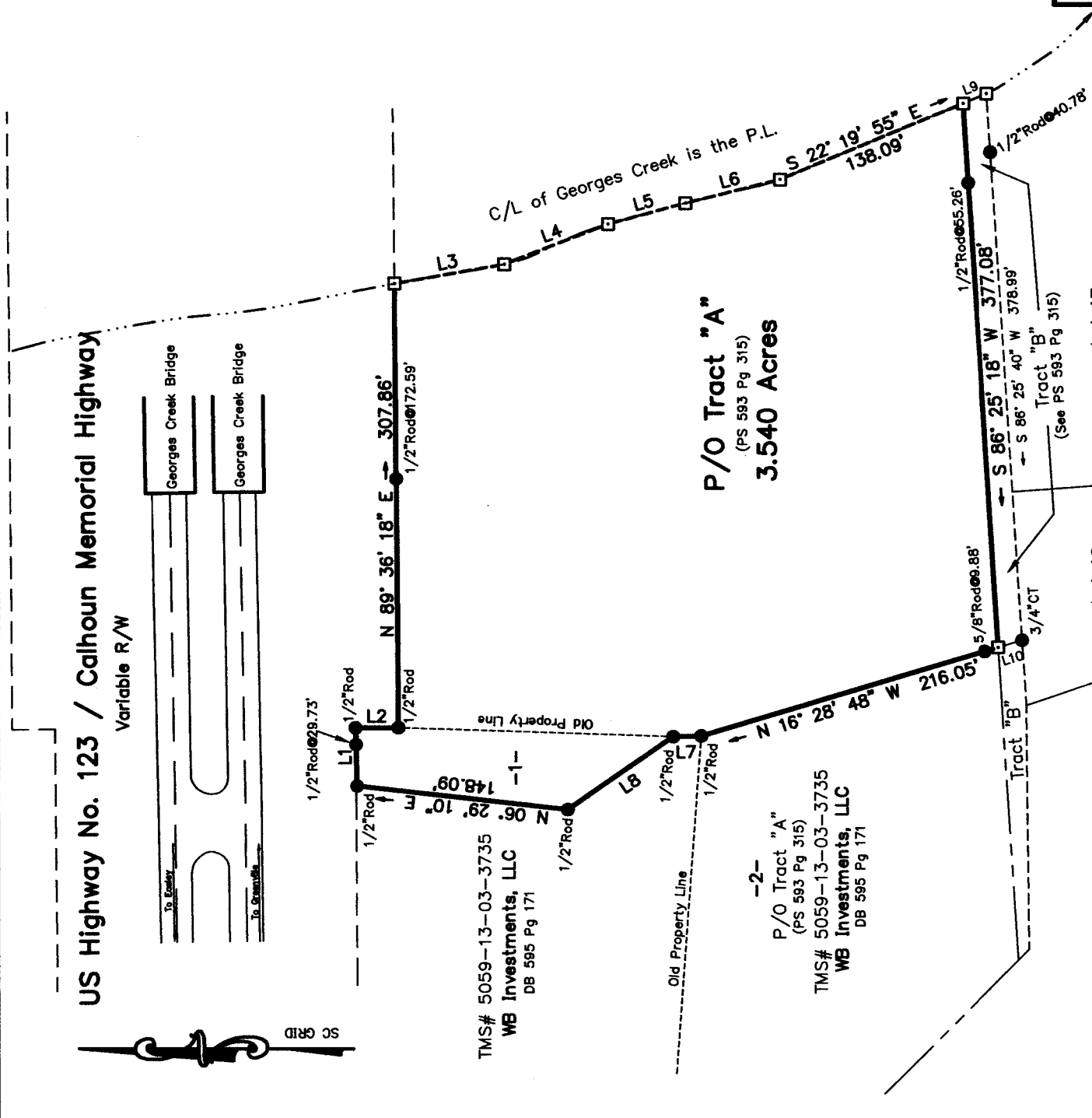
Line	Bearing	Distance
L1	N 88° 35' 12" E	41.46'
L2	S 00° 15' 55" E	29.94'
L3	S 09° 40' 25" E	78.08'
L4	S 20° 44' 23" E	77.49'
L5	S 14° 57' 54" E	56.18'
L6	S 13° 53' 01" E	68.02'
L7	N 01° 30' 31" W	19.58'
L8	N 35° 04' 00" W	90.30'
L9	S 22° 19' 55" E	17.87'
L10	N 16° 22' 47" W	17.31'



LOCATION MAP
(N.T.S.)

EXEMPTION FROM REVIEW PROCESS
This plat is a RESURVEY of
an existing lot of record.
Thomas E. Belcher
Thomas E. Belcher SCPLS# 16126

Legend
○ IRON PIN SET
● IRON PIN FOUND
▲ NAIL SET
▲ NAIL FOUND
□ COMPUTED POINT



TMS# 5059-13-03-7722
Reference is hereby made to Deed Book 1663 at page 164, Plat Book 334 at page 5-A
Plat Book 593 at page 315 & Plat Book 595 at page 171 in the Register of Deeds Office for Pickens County.
The acreage and property shown hereon is subject to any and all rights of way, easements,
restrictions, reservations or zoning ordinances of record or on the ground.

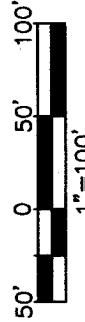
THOMAS E. BELCHER
LAND SURVEYOR
1406 THREE & TWENTY ROAD
EASLEY, SC 29642
TELEPHONE 864-442-6359
CELL 864-616-9399
FAX 864-442-6684
E-MAIL tomelbelcher@charter.net

Pickens County
South Carolina

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE
INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON
WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS
OF THE MINIMUM STANDARDS MANUAL FOR THE
PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA,
AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A
CLASS "B" SURVEY AS SPECIFIED THEREIN.
Thomas E. Belcher

DATE August 11, 2016
JOB# 0113161A SURV# 01131610 THOMAS E. BELCHER PLS# 16126

Boundary Survey
WB Investments, LLC



Except as specifically stated or shown on this plat, this survey does
not purport to reflect any of the following which may be applicable to
the subject property: easements, other than possible easements that
were visible at the time of making of this survey, building setback lines;
restrictive covenants; subdivision restrictions; zoning or other land-use
regulations, and any other facts that an accurate and current title search
may disclose.

PARCEL 8

Return to
Breux and Callahan, PA
100 Whitsett St.
Greenville, SC 29601

-----SPACE ABOVE RESERVED FOR RECORDING PURPOSES-----

STATE OF SOUTH CAROLINA	)	TITLE TO REAL ESTATE
	)	SPECIAL WARRANTY DEED
COUNTY OF ANDERSON)	

KNOW ALL PERSONS BY THESE PRESENTS, that **ELIZABETH W. CAMP** ("Grantor"), in consideration of **TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$250,000.00)** to Grantor in hand paid by **SCHOOL STREET HOLDINGS, LLC a South Carolina Limited Liability Company** ("Grantee"), the receipt of which is hereby acknowledged, subject to any and all easements, restrictions, reservations, liens, taxes, rights-of-ways, conditions, covenants, and other matters of record affecting the property, has granted, bargained, sold, and released, and by these present does grant, bargain, sell and release unto Grantee, its successors and assigns, forever, its entire right, title and interest in and to the following described property:

All that certain piece, parcel or tract of land, situate, lying and being in Greenville County and more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

Grantee's Address: 550 Tanner Rd Greenville SC 29607

Together with, subject to the Exceptions, all and singular, the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining. To have and to hold, subject to the Exceptions, all and singular the premises before mentioned unto Grantee, its successors and assigns, forever. And Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular said premises, subject to the Exceptions, unto Grantee and its successors and assigns, against Grantor and against all persons lawfully claiming or to claim the same, or any part thereof, by, under or through Grantor and no others.

[Signature and Acknowledgement Page Follows]

WITNESS the hand and seal of the Grantor as of the 18 day of May, 2022

SIGNED, sealed and delivered
in the presence of:

[Signature]
First Witness

Print Name: Ashley Wasler

Grantor: Elizabeth W. Camp (SEAL)
ELIZABETH W. CAMP

[Signature]
Second Witness

Print Name: Elijah Martinez

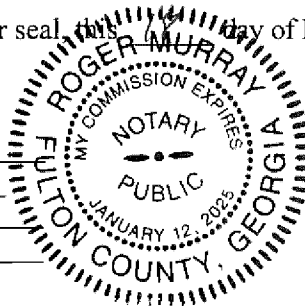
STATE OF Georgia)
)
COUNTY OF Fulton)

ACKNOWLEDGEMENT

I, the undersigned notary public, hereby certify that Elizabeth W. Camp, came before me this day and acknowledged the execution of the foregoing instrument as Grantor's act and deed.

WITNESS my hand and notarial stamp or seal this 18 day of May 2022.

[Signature]
NOTARY PUBLIC for Georgia
Printed Name: Roger Murray
My Commission Expires: 1/12/2025



(SEAL)

EXHIBIT A
PROPERTY DESCRIPTION

ALL that certain piece, parcel or lot of land, lying and being situate in the County of Pickens, State of South Carolina and being on the southern side of S.C. Highway 124, and being shown on survey entitled "Survey for Greg Porter", prepared by Robert R. Spearman, RLS, dated October 30, 1986 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern aide of S.C, Highway 123 at the intersection of S.C. Highway 123 and S.C. Highway 124, N. 12-30 W. 60.05 feet to an iron pin on S.C. Highway 124, thence N. 64-46 E. 378.30 feet to an iron pin; thence S. 03-03 E. 210.78 feet to an iron pin along S.C. Highway 123, S. 88-25 W. 459.00 feet to an iron pin, being at or near the point of beginning. Comprising a lot of 1.08 acres more or less and exclusive of any discrepancy in the metes and bounds description.

Derivation: This being the identical property conveyed to Elizabeth W. Camp by deed of Greg Porter dated February 13, 1989 and recorded February 14, 1989 in Deed Book 57, Page 91 in the Office of the Pickens County Register of Deeds.

FOR INFORMATION PURPOSES ONLY: TMS 504916948282

Office File No.: 2022040052

AFFIDAVIT OF CONSIDERATION

STATE OF SOUTH CAROLINA

COUNTY OF PICKENS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information attached to this affidavit and I understand such information.
2. The property being transferred is located at 3790 Calhoun Memorial Highway, Easley, South Carolina, County of Pickens, with County Tax Map Number(s) 504916948282, was transferred by Elizabeth W. Camp to School Street Holdings, LLC on May 18, 2022.
3. Check one of the following: The deed is
 - (a) ☒ Subject to the deed recording fee as a transfer for consideration paid, or to be paid, in money or money's worth.
 - (b) ☐ Subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) ☐ Exempt from the deed recording fee because (See Information section of Affidavit):
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)
If exempt under exemption No.14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check ☐ Yes or ☐ No.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
 - (a) ☒ The fee is computed on the consideration paid, or to be paid, in money or money's worth in the amount of \$ 250,000.00
 - (b) ☐ The fee is computed on the fair market value of the realty that is \$ _____
 - (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____
5. Check ☐ Yes or ☒ No to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____
6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here:	\$ <u>250,000.00</u>
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	\$ <u>0</u>
(c) Subtract Line 6(b) from Line 6(a) and place result here:	\$ <u>250,000.00</u>
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording, fee due is: \$ 925.00
8. As required by Code Section, 12-24-70, I state that I am a responsible person who was connected with the transaction as: Buyer Attorney

I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned no more than one year, or both.

Office File No.: 2022040052

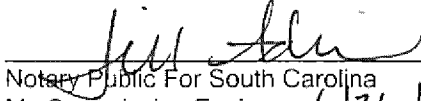
AFFIDAVIT OF CONSIDERATION

(Continued)



Adam W. Breaux
Responsible Person Connected with the Transaction

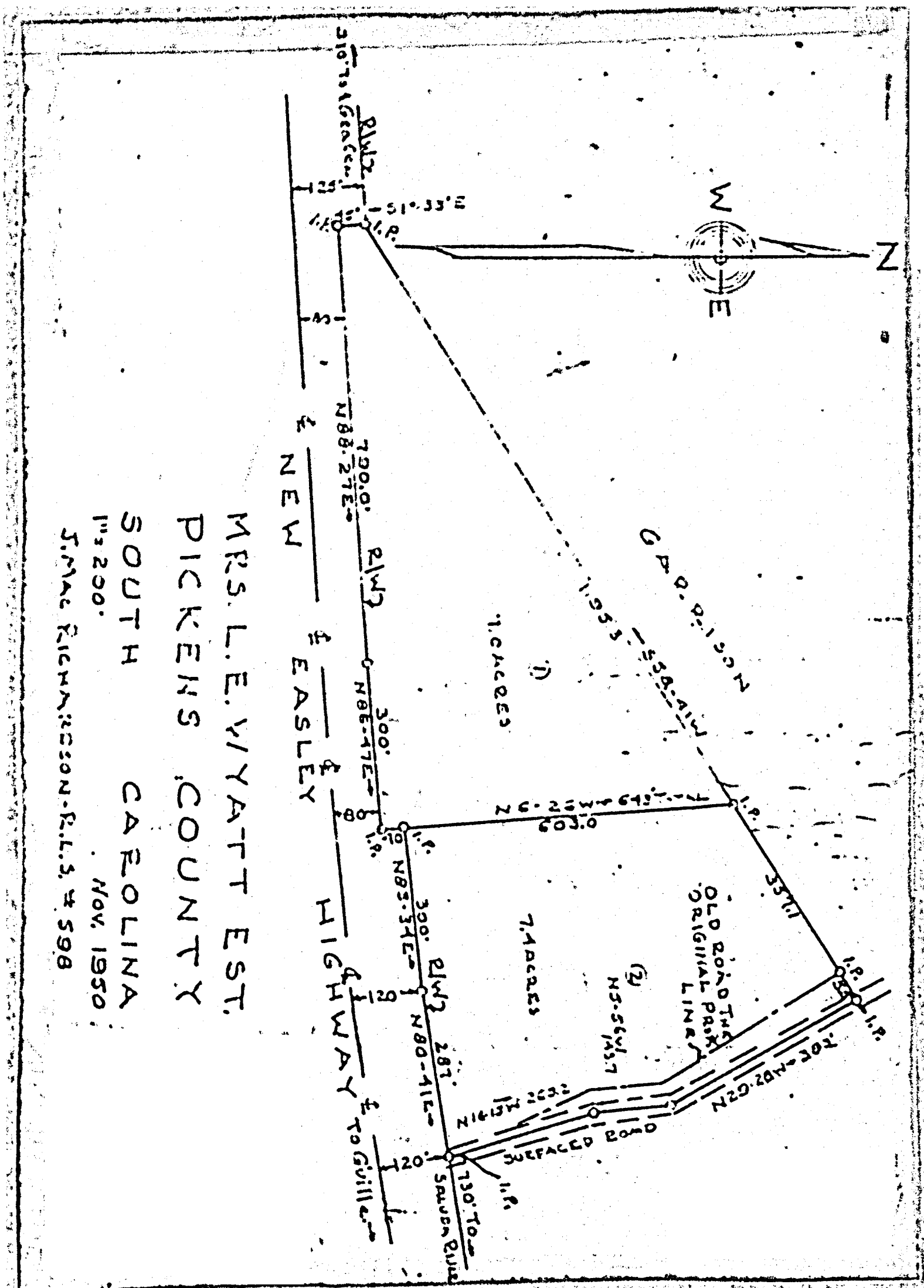
Subscribed and sworn to before me this 19th of May, 2022.



Notary Public For South Carolina

My Commission Expires: 6/26/2030





PARCEL 9

STATE OF SOUTH CAROLINA)	
	)	TITLE TO REAL ESTATE
COUNTY OF PICKENS	)	(DEED ONLY)

KNOW ALL MEN BY THESE PRESENTS THAT, I, GREG PORTER, A/K/A GREG A. PORTER, A/K/A GREGORY PORTER, A/K/A GREGORY A. PORTER, A/K/A GREGORY ALLEN PORTER

in consideration of **One and 00/100 (\$1.00) Dollar** and no other consideration

to me in hand paid by Grantee(s) the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto:

**HIGHWAY 123 PROPERTIES, LLC
3630 Calhoun Memorial Highway
Greenville, SC 29611**

See attached Exhibit "A"

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 ¹³said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns, 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 13th day of January, 2021.

SIGNED, sealed and delivered
in the presence of:

Mary H. Gillespie
Witness

James M. Kallman
Witness

[Signature] (SEAL)
Greg Porter

[Signature] (SEAL)
a/k/a Greg A. Porter

[Signature] (SEAL)
a/k/a Gregory Porter

[Signature] (SEAL)
a/k/a Gregory A. Porter

[Signature] (SEAL)
a/k/a Gregory Allen Porter

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this date by the above named Grantor(s).

Mary H. Gillespie
Notary Public for State of South Carolina
Printed Name: Mary H. Gillespie
My Commission expires: 02/23/2028

ROBINSON LAW FIRM, P.A.
P. O. BOX 738
EASLEY, SC 29641
864.859.7501

EXHIBIT "A"

Parcel #1a: ALL that tract of land in Pickens County, State of South Carolina, on the northern side of U.S. Highway No. 123 containing 1.68 acres + as shown on a plat prepared by John C. Smith & Son, dated February 28, 1983, and recorded in the Clerk of Court's Office for Pickens County in Plat Book 25 at Page 99. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

This property is hereby conveyed subject to easements and rights-of-way of record.

For derivation of title, see conveyance to Gregory Porter from Ronald Edwin Sandlin and Janice Karldeen Sandlin by deed dated March 23, 1983 and recorded March 28, 1983 in Deed Book 14-E, at Page 653 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-24-1532

Parcel #1b: ALL that certain piece, parcel or lot of land, in Easley Township, Pickens County, State of South Carolina, on the North side of U.S. Highway No. 123, near the City of Easley, and containing three (3) acres, more or less, and shown as Lot No. 3 on a plat of Property of J. L. Adkins, prepared by J. Mac Richardson, April 1951, and being a portion of the land conveyed to Jimmie L. Adkins by Garrison Wyatt by his deed recorded in Volume 6-R, at page 12, and adjoining lands with Frank Garrison on the North, lands with Mrs. L. E. Wyatt, now or formerly, and on the East, lands with Jimmie L. Adkins on the West, and bounded on the South by U.S. Highway No. 123, and having the following courses and distances, to-wit: BEGINNING on said State highway; thence South 86-47 West 225 feet; thence North 3-37 West 537 feet; thence North 58-41 West 213 feet; thence South 6-26 East 643 feet to the BEGINNING corner. This is the identical property conveyed to J. B. Pearce, Paul Pearce and Grace Pearce by John H. Taylor and Loretta M. Taylor by deed dated April 27, 1973, of record in Book of Deeds 12-D, at Page 998. The Late Grace Pearce devised her undivided interest to her husband, Paul Pearce, as appears in Apartment 365, File 145, Probate Court for Pickens County, South Carolina.

For derivation of title, see conveyance to Gregory Allen Porter from J. B. Pearce and Paul Pearce by deed dated December 01, 1978 and recorded December 04, 1978 in Deeds Book 13-N at Page 99 in the Register of Deeds Office for Pickens county, South Carolina.

ALSO:

Parcel #2: (Deleted)

ALSO:

Parcel #3: ALL those certain pieces, parcels or lots of land, situate, lying and being in the State of South Carolina, County of Pickens, on U.S. Hwy 123 and according to a survey by Smith Surveyors, Inc. dated June 14, 2002, and recorded in Plat Book 508, at Page 20A, said lots are known as Lots No. 1 and No. 2, containing a total of 1.199 acres and is more particularly described as is shown on said plat. Reference to said plat is hereby made for the complete metes and bound description thereof.

ALSO: ALL my right, title and interest, whatever the same may be, in and to that strip of land twenty (20) feet in width shown as a right-of-way to the land at the rear of Lot No. 1, which includes Lot No. 2, on a plat recorded in Plat Book 508, at Page 20A.

This conveyance is made subject to any and all rights of way, easements and restrictions which may appear of record and/or on the premises and specifically to the twenty (20) foot right-of-way as shown on the above reference recorded plat.

For derivation of title, see conveyance to Greg Porter from A. E. Melton, Jr. by deed dated January 11, 2005 and recorded January 12, 2005 in Deed Book 875 at Page 247 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-7227

ALSO:

Parcel #4: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being known and designated as Tract 1-B containing 1.00 acre, more or less as shown on plat prepared for Greg Porter by Jay Dunn Land Surveyor dated June 29, 2010 and recorded in the ROD Office for Pickens County in Plat Book 595 at Page 121 on July 26, 2010, having according to said plat, metes and bounds as shown thereon.

For derivation of title, see conveyance to Greg Porter from Gena B. McGowan, Edith B. Smith, and Mareon C. Stall by deed dated July 01, 2010 and recorded July 26, 2010 in Deed Book 1333 at Page 177 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5117-00-29-1141

ALSO:

Parcel #5a: ALL those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Pickens, on the Northeast side of Mullican Ford Road, now known as Mulligan Ford Road, about 300 feet East of Saluda River and being shown and designated as Lot Fifty-Eight (58) and Fifty-Nine (59) on a plat prepared by J. C. Hill, dated June, 1937, a copy of which is duly recorded in Plat Book 1920, at Page 68, in the Office of the Clerk of Court for Pickens County, South Carolina, being part of a subdivision known as Pioneer Park. Reference is made to the aforesaid plat for a more full and accurate description as to metes and bounds, courses and distances.

For derivation of title, see conveyance to Greg Porter from Nancy A. Kleckley-Hughey and David M. Kleckley by deed dated October 09, 2007 and recorded October 15, 2007 in Deed Book 1141 at Page 46 in the Register of Deeds Office for Pickens County, South Carolina.

This conveyance is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters of survey, all applicable zoning and land use ordinances.

Parcel Number: 5117-00-19-9116

Parcel #5b: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being known and designated as Pt. Tract 3 containing 0.05 acres, more or less, as shown on plat prepared for Greg Porter by Jay Dunn Land Surveyor dated June 10, 2010 and recorded in the ROD Office for Pickens County in Plat Book 595 at Page 120 on July 26, 2010 and having such metes and bounds as are shown thereon.

For derivation of title, see conveyance to Greg Porter from Edith Bryant Smith, Eugenia Bryant McGowan, Wade H. Bryant, Jr., Eleanor B. Dunlap, and Carolina H. Bryant by deed dated July 01, 2010 and recorded July 26, 2010 in Deed Book 1333 at Page 170 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5117-00-19-9116

ALSO:

Parcel #6: ALL that certain piece, parcel or tract of land in Pickens County, State of South Carolina, being shown as the western portion of Tract No. 8 on a plat of the property of Hannah Collins made by J. A. Pickens, April 3, 1944, and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin at the intersection of Highway #13 with a County Road leading

therefrom in a southwesterly direction, and running thence with said Country Road as the line S. 16 W. 2.50 chains to pin; thence S. 29 W. 1.89 chains to iron pin at the joint front corner of Tracts Nos. 8 and 7 as shown on the above mentioned plat; thence with the line of Tract No. 7 S. 49 ¼ E. 14.30 chains to stone; thence N. 34 ½ E. 4.10 chains to branch, thence up the meanders of said branch as the line 13 chains, more or less, to pin on the southern side of right-of-way of Highway #13; thence with the southern side of said right-of-way, S. 84 ¼ W. 3 chains, more or less, to a point in the County Road first above mentioned, the point of BEGINNING.

ALSO: ALL that certain piece, parcel of tract of land in Pickens County, State of South Carolina, being shown as the major portion of Tract No. 7 on Plat of the property of Hannah Collins made by J. A. Pickens, April 3, 1944, and containing 10.30 acres, more or less, and also having, according to the above-mentioned plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of a road leading from Highway #13 in a southwesterly direction at the joint front corner of Tracts Nos. 7 and 8, and running thence with the line of Tract No. 8, S. 49 ¼ E. 14.30 chains to stone; thence S. 34-½ W. 7.60 chains to pin at the rear corner of Tract No. 6; thence with the line of Tract No. 6, N. 52 W. to pin at the southwestern corner of a one-half acre tract heretofore conveyed to Joseph Fair; thence with the rear line of said tract No. 32 ¼ E. 105.65 feet to an iron pin; thence N. 52 ¼ W. 209 feet to pin on the first mentioned Road; thence with said Road as the line N. 32 E. 2.75 chains, more or less, to bend; thence continuing with said Road N. 29 E. 2.20 chains to the point of BEGINNING.

LESS, HOWEVER:

ALL that property heretofore conveyed to the South Carolina Department of Highways and Public Transportation, by Title to Real Estate, dated November 28, 1983.

For derivation of title, see conveyance to Greg Porter from H. David Sherriff by deed dated August 14, 1984 (sic) and recorded August 04, 1989 in Deed Book 73 at Page 302 in the Register of Deeds Office for Pickens County, South Carolina.

This conveyance is made subject to any and all recorded rights-of-way, easements, restrictions, and conditions; and is further subject to any of the foregoing which may appear from and inspection of the premises.

Parcel Number: 5049-13-22-2844

ALSO:

Parcel #7: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being shown and designated as Lot No. Portion of 2, as shown on a plat of the J. L. Atkins property prepared by J. Mac Richardson, Surveyor, dated April 1951, and being more particularly described according to a recent survey by R. W. Dalton as follows:

BEGINNING at an iron pin on the north side of New Easley Highway 874 feet west of the intersection of New Easley Highway and Fish Trapp Road, and running thence through Lot 2, N3-37W, 200 feet to an iron pin, thence S88-27W, 100 feet to an iron pin, thence S3-37E, 200 feet to an iron pin in the north side of New Easley Highway which pin is 100 feet east of the joint front corner of Lots 1 and 2, and running thence with said highway, N88-27E, 100 feet to point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from Clyde L. Holcombe, Jr., Margaret Ann Cobb and Mildred T. Holcombe by deed dated July 30, 2008 and recorded August 04, 2008 in Deed Book 1201 at Page 263 in the Register of Deeds Office for Pickens County, South Carolina.

The above described property is subject to any and all existing easements and/or rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any and all restrictions, covenants or zoning ordinances affecting such property as may appear of record. The above described property is specifically subject to restrictions governing said property as appear in the Register of Deeds Office for Pickens County, South Carolina in:

Parcel Number: 5059-13-14-9289

ALSO:

Parcel #8a: ALL that lot of land in the County of Pickens, State of South Carolina, in Easley Township, near Easley, S. C., shown as a portion of the property of Carl W. Reeves in Deed Book 4-Y, at Page 228, on plat of Hodges Development Co., Inc. in Plat Book 4-Y, at Page 228, having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of S. C. Highway 123, at Fannie Tanner Property, situate 530 feet west of the intersection of a County Road; and running thence along Tanner Property South 01-00 West 150 feet to an iron pin corner; thence along Dodson South 84-40 West 256.2 feet to an iron pin corner; thence North 01-00 East 150 feet to an iron pin on S. C. Highway 123; thence with said Highway North 84-40 East 256.2 feet to the point of BEGINNING.

This lot is subject to an easement for the joint use reserved to Ernest R. and Kasie Dodson for a 12 foot driveway on the eastern side of a 15 foot driveway on the western side of said property as will appear in Deed Book 10-A, at Page 293.

Together with an easement for the use of water from well No. 1 shown on said plat, provided that said use did not diminish the water supply of well No. 2, together with the right to clean-out, shore-up or improve said well.

Together with an easement of ingress and egress over a triangular tract west of the above-specified lot, described as follows;

BEGINNING at an iron pin on the southern side of S. C. Highway 123 at the northwestern corner of the above lot, and running with it South 01-00 West 50 feet to an iron pin corner; thence North 73-45 West 135 feet to an iron pin corner; thence along said highway North 84-40 East 131.1 feet to the point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from Marian M. Moorhead and Kenneth J. Moorhead by deed dated February 28, 2001 and recorded March 06, 2001 in Deed Book 598 at Page 317 in the Register of deeds Office for Pickens County, South Carolina.

ALSO:

Parcel #8b: ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, on the south side of U.S. Highway 123, between Greenville and Easley, containing 6.22 acres, more or less, according to a plat dated 9-1-93 by T. Craig Keith for Essie Dodson and being more particularly described as follows, to-wit:

BEGINNING at a point located on the south side of the right-of-way for U.S. Highway 123; thence along the highway right-of-way North 84-40 East 131.1 feet to a point on the highway right-of-way; thence leaving the highway right-of-way and running South 1 West 150.0 feet to a point; thence North 84-40 East 160.2 feet to a point; thence South 3-56 West 195.14 feet to a point; thence South 10-25 East 90.54 feet to a point; thence South 78-48 East 22.75 feet to a point in the 12 foot right-of-way; thence South 77-32 East 60.82 feet to a point; thence South 2 West 362.83 feet to a point; thence South 65-13 West 413.50 feet to a point; thence North 0-57 East 959.85 feet to a point on the highway right-of-way, the point of BEGINNING.

ALSO: A right-of-way or easement to use the 12 foot driveway located on the eastern side, and a right-of-way or easement to use the 15 driveway located on the western side of the property conveyed from Ernest R. Dodson and Essie Dodson to Hodges Development Co.

as found in Deed Book 10-A at Page 293, with reference being made to said conveyance recorded in Deed Book 10-A, at Page 293 for the terms of said easements.

ALSO: A right-of-way or easement for ingress and egress over and across the 12 foot right-of-way located on the eastern side of the property conveyed from Ernest R. Dodson and Essie Dodson to Hodges Development Co. as found in Deed Book 10-A at Page 293 and a right-of-way for ingress and egress over and across the property conveyed from Essie G. Dodson to Gary Renner and Lynn Renner as found in Deed Book 229 at Page 79, said right-of-way running from U.S. Highway 123, over and across the property conveyed to Hodges Development Co. and over and across the property conveyed to Renner, to other property owned by Grantor and conveyed herein to Grantee, with reference being made to said Deed Book 10-A, at Page 293 and Deed Book 229, at Page 79 for the terms of said easements.

This conveyance is made subject to the right-of-way or easement for ingress, egress and parking over and upon and along that triangular tract of land located at the northwest corner of the property herein conveyed, as found in the conveyance from Ernest R. Dodson and Essie Dodson to Hodges Development Co. recorded in Deed Book 10-A at Page 293, reference to said deed being made for the exact terms and located of the right-of-way.

For derivation of title, see conveyance to Gregory A. Porter from Marvin G. Dodson by deed dated October 21, 1999 and recorded October 25, 1999 in Deed Book 512 at Page 147 in the Register of Deeds Office for Pickens County, South Carolina.

ALSO:

Parcel #8c: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, East of the City of Easley and located 150 feet South of the South side of U.S. Highway 123 and according to a plat by T. Craig Keith, Surveyor, of property of Essie Dodson dated September 01, 1993, said lot contains 0.65 acre, more or less, and according to said plat is more particularly described as follows, to-wit:

BEGINNING at a point at an iron pin at the northeast corner of the lot, which iron pin is located South 2-00 West 150 feet from an iron pin on the highway right-of-way; thence South 2 West 310.0 feet to an iron pin; thence along the line of the remaining property of Essie Dodson North 77-32 West 60.82 feet to a point in the center of the right-of-way; thence North 79-48 West 22.75 feet to a point; thence North 10-25 West 90.54 feet to a point; thence North 3-56 East 195.13 feet to a point on the line in Moorehead Oil Co.; thence North 84-40 West 96.0 feet to the point of BEGINNING corner.

ALSO: A non-exclusive right-of-way for ingress and egress 12 feet in width from the

northeast corner of the lot herein conveyed running North East 150.00 feet to the right-of-way of U.S. Highway 123.

For derivation of title, see conveyance to Greg Porter from Garry Renner and Lynn Renner by deed dated January 31, 2000 and recorded February 01, 2000 in Deed Book 528 at Page 56 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5049-16-73-5371

ALSO:

Parcel #9: ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Pickens, being shown and designated as Lot 3 located at 3656 Calhoun Memorial Highway, according to a survey prepared for Juan J. Perez by G. M. Powell Surveying, dated August 26, 1997, recorded in Plat Book 56, at Page 64, reference to which is hereby craved for a more complete and accurate description.

ALSO: A 20 foot right-of-way located on the south side of the above lot to be used jointly with the owners of Lot No. 2 for ingress and egress leading in a westerly direction from Lot No. 2 to an easterly course along the southern part of Lots No. 3 and 4, and eastern side of Lot No. 1 leading in to U.S. Highway 123 as shown on said plat.

For derivation of title, see conveyance to Gregory A. Porter from Juan A. Perez, a/k/a Juan J. Perez by deed dated May 20, 2005 and recorded May 26, 2005 in Deed Book 908 at Page 39 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-7421

ALSO:

Parcel #10: ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, Easley Township, and being more fully described as follows, to wit:

BEGINNING on an iron pin on Frank Garrison Estate; thence S10-53W 263.8 feet to an iron pin; thence S87-39 W 124.8 feet to an iron pin; thence N2-21W 156.5 feet to an iron pin, thence N59-17E 210.5 feet to the point of BEGINNING, and being known and designated as Lot No. 4 on Plat of John C. Smith, Surveyor, dated November 7, 1960, and containing 0.5 acre, more or less, and being bounded on the north by Frank Garrison Estate, east by Wyatt Estate, southwest by Lot No. 1 and west by Lot No. 3.

ALSO: A joint use of 20 foot driveway leading from the above lot in a southerly direction along Lot No. 1 as shown on the above referred to plat, reference to which is hereby made for a more complete and accurate description. This driveway to be used by owners of Lots Nos. 3 and 2 and 4 for ingress and egress purposes.

For derivation of title, see conveyance to Greg Porter from Shirley M. Duncan by deed dated November 05, 1996 and recorded November 07, 1996 in Deed Book 346 at Page 333 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-8425

ALSO:

Parcel #11: ALL that certain piece, parcel or tract of land, together with all improvements thereon, containing 1.562 acres, more or less, situate, lying and being on the Southern side of U.S. Highway 123, in the County of Pickens, State of South Carolina, and being shown and designated on plat entitled, "Property of Tires, Inc.," dated January 15, 1988, prepared by Kermit T. Gould, RLS, recorded in the Office of the Clerk of the Court for Pickens County, South Carolina, in Plat Book 33, at Page 74-A. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

For derivation of title, see conveyance to Gregory A. Porter from G.T.B., Inc. by deed dated July 29, 1992 and recorded August 03, 1992 in Deed Book 174 at Page 60 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-14-23-6957

ALSO:

Parcel #12: ALL that tract of land in Pickens County, State of South Carolina, on the northern side of U.S. Highway 123, as shown on a plat of John C. Smith and Son, dated February 28, 1983, containing .46 acre, said plat to be recorded in the Clerk of Court's Office for Pickens Count, as shown in Plat Book 25, at Page 894. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

For derivation of title, see conveyance to Gregory Porter from Ronald Edwin Sandlin and Janice Karldeen Sandlin by deed dated January 03, 1984 and recorded January 13, 1984 in Deed Book 14-I at Page 267 in the Register of Deeds Office for Pickens county, South Carolina.

Parcel Number: 5059-13-24-0289

ALSO:

Parcel #13a: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, being bounded on the South by the right-of-way of S.C. State Highway 123, on the North by the right-of-way of old S.C. State Highway 123, on the East by George's Creek and by land now or formerly owned by Garrison and on the West by land now or formerly owned by Miller, said tract containing 2.25 acres, more or less, and being more fully described according to plat of John C. Smith and J. Coke Smith, Surveyors, dated June 10, 1952, as follows:

BEGINNING at a point on the right-of-way of Highway 123 which point is 80 feet from the center line of said highway running thence along line of land now or formerly owned by Miller North 8-40 East 389 feet to the right-of-way of Old S.C. State Highway 123; thence along highway right-of-way North 65-15 East 223 feet to George's Creek; thence down George's Creek in the southeasterly direction 65 feet; thence leaving the creek and running along line of land now or formerly owned by Garrison South 8-40 West 420.5 feet to point within and along the highway right-of-way; thence South 89-50 West 210 feet to a point of BEGINNING. A strip 16 feet in width and 210 feet in length is according to the aforesaid plat within the highway right-of-way.

LESS HOWEVER: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens; being bounded on the North by the right-of-way of Old South Carolina State Highway 123, (now known as South Carolina State Highway No. 125); on the South by other land of Carole Martin; on the East by Georges Creek and by land now or formerly owned by Frank Garrison; and on the West by land now or formerly owned by Tom and Bill Miller; containing one (1) acre, more or less, and being fully described as follows:

BEGINNING on the South side of the right-of-way of Old South Carolina Highway 123, pin the center of Georges Creek (the Northeast corner of the land herein conveyed); thence down Georges Creek 65 feet; thence along line of land now or formerly owned by Frank Garrison South 8-40 West 158.5 feet; thence along line of Land of the grantor (a new line) South 89-50 West 210 feet; thence along line of land now or formerly owned by Tom and Bill Miller North 8-40 East 127 feet to the right-of-way of Old South Carolina State Highway 123; thence along the Highway right-of-way North 65-15 East 223 feet to the BEGINNING corner.

ALSO: A right-of-way fifteen (15) feet in width running over and across the land hereinabove conveyed from the South side of the right-of-way of Old South Carolina State Highway 123 (now known as South Carolina State Highway 124) to the North line of the

land of the grantor. The center line of this right-of-way shall be the center line of a graveled road now in existence and in use by the grantor. This right-of-way so reserved shall include the right of travel by motor vehicles, and shall be construed as and easement appurtenant to the land which the grantor owns bounding property owned now or formerly by Whitaker on the South, and such right-of-way shall remain open and unobstructed for the free, joint and common use of the owner(s) of the lot herein described.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matter shown on recorded plats.

For derivation of title, see conveyance to Gregory A. Porter from Carole Martin by deed dated January 22, 1997 and recorded January 24, 1997 in Deed Book 358 at Page 124 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

Parcel #13b: ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, and according to a plat by Smith Surveyors, Inc., dated May 01, 2001; said tract is known and designated as Tract B, contains 0.970 acre, and is more particularly described as follows, to-wit:

BEGINNING at an iron pin on S.C. Highway No. 124, common corner with property now or formerly of Elizabeth Camp; thence along the highway North 65-16-41 East 189.02 feet to an iron pin; thence continue along the highway North 65-19-22 East 245.49 feet to an iron pin, common corner with property now or formerly of Stevens; thence along the Stevens line South 08-23-51 West 182.58 feet to an iron pin; thence South 89-07-34 West 208.69 feet to an iron pin; thence South 08-31-39 West 51.91 feet to an iron pin; common rear corner with Tract A; thence along the common boundary line of Tracts A and B 87-56-42 West 149.08 feet to an iron pin; thence along the common boundary line with Camp North 02-41-11 West 59.00 feet to an iron pin, the point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from the State of South Carolina, ex rel. Robert M. Arial, Solicitor, Thirteenth Judicial Circuit by deed dated May 17, 2001 and recorded May 23, 2001 in Deed Book 613, at Page 255 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

Parcel #13c: ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens; being bounded on the North by the right-of-way of Old South Carolina State Highway 123, (now known as South Carolina State

Highway No. 124); on the South by other land of Carole Martin; on the East by Georges Creek and by land now or formerly owned by Frank Garrison; and on the West by land now or formerly owned by Tom and Bill Miller; containing one (1) acre, more or less, and being more fully described as follows:

BEGINNING on the South side of the right-of-way of Old South Carolina Highway 123, in the center of Georges Creek (the Northeast corner of the land herein conveyed); thence down Georges Creek 65 feet; thence along the line of land now or formerly owned by Frank Garrison, South 8-40 West 158.5 feet; thence along line of land of Carole Martin (a new line) South 89-50 West, 210 feet; thence along line of land now or formerly owned by Tom and Bill Miller, North 8-40 East, 127 feet to the right-of-way of Old South Carolina State Highway 123; thence along the Highway right-of-way, North 65-15 East 223 feet to the BEGINNING corner.

This conveyance is subject to a right-of-way fifteen (15) in width running over and across the land hereinabove conveyed from the South side of right-of-way of Old South Carolina State Highway 123 (now known as South Carolina State Highway 124) to the North line of the land now or formerly of Carole Martin, being more particularly described in Deed Book 98, at Page 254.

For derivation of title, see conveyance to Gregory A. Porter from Joseph B. Stevens by deed dated October 01, 2001 and recorded October 03, 2001 in Deed Book 637, at Page 121 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

ALSO:

Parcel #14: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, shown and designated as Tract A, containing 0.471 acres, according to a plat prepared by Smith Surveyors, Inc., dated May 01, 2001, and recorded May 23, 2001 in the Register of Deeds Office for Pickens County, South Carolina, in Plat Book 420 at Page 11-B, reference being made hereto to said plat for the exact metes and bounds thereof.

For derivation of title, see conveyance to Greg A. Porter from Hamby Properties, LLC by deed dated March 01, 2016 and recorded March 11, 2016 in Deed Book 1754, at Page 73 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-12

James M. Robinson
James M. Robinson

EXHIBIT "A"

1. 3630 Calhoun Memorial Hwy.
N/Side Highway 123, R0030109
Greenville, SC
Parcel Number: 5059-13-24-1532
2. Cancelled
3. 3664 Calhoun Memorial Hwy.
N/Side Highway 123, Plat R0029987
Greenville, SC
Parcel Number: 5059-13-14-7227
4. NE/Side Mulligan Ford Hill Road
R0081071
Cleveland, SC
Parcel Number: 5117-00-29-1141
5. 217 Mulligan Ford Hill Road
Lots 58 & 59, Plat 1920/6, R0032990
Cleveland, SC
Parcel Number: 5117-00-19-9116
6. 129 Collins Road
S/Side Highway 123, R0058500
Easley, SC
Parcel Number: 5049-13-22-2844
7. 3642 Calhoun Memorial Hwy.
Port Lot 2, N/Side Highway, R0030080
Greenville, SC
Parcel Number: 5059-13-14-9289
8. 4037 Calhoun Memorial Hwy.
S/Side Highway 123, R0066709
Easley, SC
Parcel Number: 5049-16-73-5371
9. 3656 Calhoun Memorial Hwy.
Lot 3, Plat 56/64 Off, R0030014
Greenville, SC
Parcel Number: 5059-13-14-7421
10. 3652 Calhoun Memorial Hwy.
N/Side Highway 123, R0030039
Greenville, SC
Parcel Number: 5059-13-14-8425
11. 3613 Calhoun Memorial Hwy.
Highway 123, Plat 33/74A,
R0027666
Greenville, SC
Parcel Number: 5059-14-23-6957
12. 3640 Calhoun Memorial Hwy.
N/Side Highway 123, R0030059
Greenville, SC
Parcel Number: 5059-13-24-0289
13. 3718 Calhoun Memorial Hwy.
N/Side Highway 123
Tract R0067423
Greenville, SC
Parcel Number: 5059-13-04-4492
14. 3784 Calhoun Memorial Hwy.
Highway's 123, 124
Tract R0065441
Greenville, SC
Parcel Number: 5059-13-04-1254

PARCEL 10

Space above this line for recording information

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS THAT, **STEVEN L. COLDIRON AND KAREN S. COLDIRON** herein referred to as Grantors for and in consideration of the sum of ONE HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$137,500.00) Dollars to us paid by **ARC PROPERTIES, LLC**, hereinafter referred to as Grantees in the State aforesaid, the receipt of which is hereby acknowledged has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantees, their heirs, successors, and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, shown and designated as 0.98 Acres, more or less on the North side of U.S. Highway No. 123 as shown on plat entitled "Closing Survey for Roger G. Campion and Anita L. Campion dba ARC Properties" by Landmark Surveying, Inc., dated November 29, 2004 and recorded in the Register of Deeds Office for Pickens County, S.C., in Plat Book 515 at Page 14, reference being made hereto to said plat for the exact metes and bounds thereof.

This being the same property conveyed unto the Grantors herein by Ruby N. Gambrell dated February 24, 2000 and recorded February 28, 2000 in the Office of the Register of Deeds for Greenville County in Deed Book 532 at Page 10.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances, setback lines, and restrictions or protective covenants that may appear of record, on the recorded plat(s), or on the premises. of record, including matters shown on recorded plats.

Grantee Address: 3728 Calhoun Memorial Hwy.
Greenville, SC 29611

5059-13-04-3237

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 premises before mentioned unto the said Grantee, his heirs, and assigns forever.

AND THE GRANTOR does hereby bind Grantor and the Grantor's heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, his heirs, his heirs and assigns, against Grantors and Grantor's heirs successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

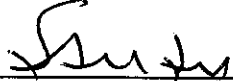
000024194
RECORDED 12/09/2004 02:44:50PM
Fee:10.00 State:357.50
County:151.25 Exempt:-----
Pickens County, SC
Register of Deeds

SECRETARY GENERAL
UNITED NATIONS
NEW YORK, N.Y. 10017
TEL. 963-1234
FAX 963-1234

JOHN W. BARNES
217 BROADWAY, N.Y.
TOLSON, SC 29071

WITNESS our Hand and Seal this 3rd day of December, in the year of our Lord 2004.

Signed, Sealed and Delivered
in the Presence of:



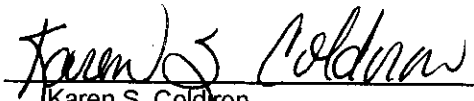
Witness



Steven L. Goldron



Witness

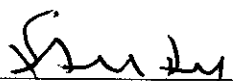


Karen S. Goldron

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) ACKNOWLEDGMENT

I, a Notary Public, within and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing was this day produced to me in the above State and County by the Principals and was executed and acknowledged to be the free act and voluntary deed of the Principals.

WITNESS my signature this 3rd day of December, 2004.



Notary Public for South Carolina

My Commission expires: 3-11-08

Prepared by S. Allan Hill, Attorney at Law, 819 E. North Street, Greenville, SC
29601

PARCEL 11

78.0

Book 265 Page 257

THIS # L13-00-10613

Grantee's Address: 706 Townes St., Greenville, SC 29609 Co. Tax \$ 33.00

STATE OF SOUTH CAROLINA)
)
 COUNTY OF PICKENS) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that O.V. Whitaker

in consideration of Thirty Thousand and 00/100 (\$30,000.00) 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 Joseph B. Stevens, his heirs
 and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and
 being in the State of South Carolina, County of Pickens; being
 bounded on the North by the right-of-way of Old South Carolina
 State Highway 123, (now known as South Carolina State Highway No.
 124); on the South by other land of Carole Martin; on the East by
 Georges Creek and by land now or formerly owned by Frank Garrison;
 and on the West by land now or formerly owned by Tom and Bill
 Miller; containing one (1) acre, more or less, and being more
 fully described as follows: BEGINNING on the South side of the
 right-of-way of Old South Carolina Highway 123, in the center of
 Georges Creek (the Northeast corner of the land herein conveyed),
 thence down Georges Creek 65 feet, thence along line of land now
 or formerly owned by Frank Garrison, South 8-40 West, 158.5 feet,
 thence along line of land of Carole Martin (a new line) South
 89-50 West, 210 feet, thence along line of land now or formerly
 owned by Tom and Bill Miller, North 8-40 East, 127 feet to the
 right-of-way of Old South Carolina State Highway 123; thence along
 the Highway right-of-way, North 65-15 East, 223 feet to the
 BEGINNING corner.

This conveyance is subject to a right-of-way fifteen (15) feet in
 width running over and across the land hereinabove conveyed from
 the South side of the right-of-way of Old South Carolina State
 Highway 123 (now known as South Carolina State Highway 124) to the
 North line of the land now or formerly of Carole Martin, being
 more particularly described in Deed Book 98 at Page 254.

This conveyance is subject to all rights-of-way, easements and
 protective covenants affecting the same appearing upon the public
 records of Pickens County.



This is the same property conveyed to Grantor herein by Deed of Carole Martin dated May 25, 1988 and recorded in the Office of the Clerk of Court for Pickens County on May 16, 1990 in Deed Book 98 at Page 254.

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 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 29th day of December, 1994.
SIGNED, sealed and delivered in the presence of:

[Signature] [Signature]
Karen M. Kelly O.V. Whitaker

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS

) 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, delivered the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 29th
day of December, 1994.

[Signature] (SEAL) [Signature]
Notary Public for South Carolina
My Commission Expires: 11-3-99

Temple & Mann
205 E. Broad St
Greenville, SC 29601
000233

PICKENS CO.
RMC

95 JAN - 6 AM 1997

The within document was filed
for record on the 6th day of

Jan. 1995 and recorded

in book 265 page 257

Marsha P. Reeves

R.M.C.
Pickens County, S. C.

JIMMY MCCOLLUM, Tax Assessor
222 McDANIEL AVE., B-8
PICKENS, SC 29671

STATE OF SOUTH CAROLINA)	
	)	TITLE TO REAL ESTATE
COUNTY OF PICKENS	)	(DEED ONLY)

KNOW ALL MEN BY THESE PRESENTS THAT, I, GREG PORTER, A/K/A GREG A. PORTER, A/K/A GREGORY PORTER, A/K/A GREGORY A. PORTER, A/K/A GREGORY ALLEN PORTER

in consideration of **One and 00/100 (\$1.00) Dollar** and no other consideration

to me in hand paid by Grantee(s) the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto:

**HIGHWAY 123 PROPERTIES, LLC
3630 Calhoun Memorial Highway
Greenville, SC 29611**

See attached Exhibit "A"

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 ¹³said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns, 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 13th day of January, 2021.

SIGNED, sealed and delivered
in the presence of:

Mary H. Gillespie
Witness

James M. Kallman
Witness

Greg Porter (SEAL)
Greg Porter

Greg A. Porter (SEAL)
a/k/a Greg A. Porter

Gregory Porter (SEAL)
a/k/a Gregory Porter

Gregory A. Porter (SEAL)
a/k/a Gregory A. Porter

Gregory Allen Porter (SEAL)
a/k/a Gregory Allen Porter

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this date by the above named Grantor(s).

Mary H. Gillespie
Notary Public for State of South Carolina
Printed Name: Mary H. Gillespie
My Commission expires: 02/23/2028

ROBINSON LAW FIRM, P.A.
P. O. BOX 738
EASLEY, SC 29641
864.859.7501

EXHIBIT "A"

Parcel #1a: ALL that tract of land in Pickens County, State of South Carolina, on the northern side of U.S. Highway No. 123 containing 1.68 acres + as shown on a plat prepared by John C. Smith & Son, dated February 28, 1983, and recorded in the Clerk of Court's Office for Pickens County in Plat Book 25 at Page 99. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

This property is hereby conveyed subject to easements and rights-of-way of record.

For derivation of title, see conveyance to Gregory Porter from Ronald Edwin Sandlin and Janice Karldeen Sandlin by deed dated March 23, 1983 and recorded March 28, 1983 in Deed Book 14-E, at Page 653 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-24-1532

Parcel #1b: ALL that certain piece, parcel or lot of land, in Easley Township, Pickens County, State of South Carolina, on the North side of U.S. Highway No. 123, near the City of Easley, and containing three (3) acres, more or less, and shown as Lot No. 3 on a plat of Property of J. L. Adkins, prepared by J. Mac Richardson, April 1951, and being a portion of the land conveyed to Jimmie L. Adkins by Garrison Wyatt by his deed recorded in Volume 6-R, at page 12, and adjoining lands with Frank Garrison on the North, lands with Mrs. L. E. Wyatt, now or formerly, and on the East, lands with Jimmie L. Adkins on the West, and bounded on the South by U.S. Highway No. 123, and having the following courses and distances, to-wit: BEGINNING on said State highway; thence South 86-47 West 225 feet; thence North 3-37 West 537 feet; thence North 58-41 West 213 feet; thence South 6-26 East 643 feet to the BEGINNING corner. This is the identical property conveyed to J. B. Pearce, Paul Pearce and Grace Pearce by John H. Taylor and Loretta M. Taylor by deed dated April 27, 1973, of record in Book of Deeds 12-D, at Page 998. The Late Grace Pearce devised her undivided interest to her husband, Paul Pearce, as appears in Apartment 365, File 145, Probate Court for Pickens County, South Carolina.

For derivation of title, see conveyance to Gregory Allen Porter from J. B. Pearce and Paul Pearce by deed dated December 01, 1978 and recorded December 04, 1978 in Deeds Book 13-N at Page 99 in the Register of Deeds Office for Pickens county, South Carolina.

ALSO:

Parcel #2: (Deleted)

ALSO:

Parcel #3: ALL those certain pieces, parcels or lots of land, situate, lying and being in the State of South Carolina, County of Pickens, on U.S. Hwy 123 and according to a survey by Smith Surveyors, Inc. dated June 14, 2002, and recorded in Plat Book 508, at Page 20A, said lots are known as Lots No. 1 and No. 2, containing a total of 1.199 acres and is more particularly described as is shown on said plat. Reference to said plat is hereby made for the complete metes and bound description thereof.

ALSO: ALL my right, title and interest, whatever the same may be, in and to that strip of land twenty (20) feet in width shown as a right-of-way to the land at the rear of Lot No. 1, which includes Lot No. 2, on a plat recorded in Plat Book 508, at Page 20A.

This conveyance is made subject to any and all rights of way, easements and restrictions which may appear of record and/or on the premises and specifically to the twenty (20) foot right-of-way as shown on the above reference recorded plat.

For derivation of title, see conveyance to Greg Porter from A. E. Melton, Jr. by deed dated January 11, 2005 and recorded January 12, 2005 in Deed Book 875 at Page 247 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-7227

ALSO:

Parcel #4: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being known and designated as Tract 1-B containing 1.00 acre, more or less as shown on plat prepared for Greg Porter by Jay Dunn Land Surveyor dated June 29, 2010 and recorded in the ROD Office for Pickens County in Plat Book 595 at Page 121 on July 26, 2010, having according to said plat, metes and bounds as shown thereon.

For derivation of title, see conveyance to Greg Porter from Gena B. McGowan, Edith B. Smith, and Mareon C. Stall by deed dated July 01, 2010 and recorded July 26, 2010 in Deed Book 1333 at Page 177 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5117-00-29-1141

ALSO:

Parcel #5a: ALL those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Pickens, on the Northeast side of Mullican Ford Road, now known as Mulligan Ford Road, about 300 feet East of Saluda River and being shown and designated as Lot Fifty-Eight (58) and Fifty-Nine (59) on a plat prepared by J. C. Hill, dated June, 1937, a copy of which is duly recorded in Plat Book 1920, at Page 68, in the Office of the Clerk of Court for Pickens County, South Carolina, being part of a subdivision known as Pioneer Park. Reference is made to the aforesaid plat for a more full and accurate description as to metes and bounds, courses and distances.

For derivation of title, see conveyance to Greg Porter from Nancy A. Kleckley-Hughey and David M. Kleckley by deed dated October 09, 2007 and recorded October 15, 2007 in Deed Book 1141 at Page 46 in the Register of Deeds Office for Pickens County, South Carolina.

This conveyance is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters of survey, all applicable zoning and land use ordinances.

Parcel Number: 5117-00-19-9116

Parcel #5b: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being known and designated as Pt. Tract 3 containing 0.05 acres, more or less, as shown on plat prepared for Greg Porter by Jay Dunn Land Surveyor dated June 10, 2010 and recorded in the ROD Office for Pickens County in Plat Book 595 at Page 120 on July 26, 2010 and having such metes and bounds as are shown thereon.

For derivation of title, see conveyance to Greg Porter from Edith Bryant Smith, Eugenia Bryant McGowan, Wade H. Bryant, Jr., Eleanor B. Dunlap, and Carolina H. Bryant by deed dated July 01, 2010 and recorded July 26, 2010 in Deed Book 1333 at Page 170 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5117-00-19-9116

ALSO:

Parcel #6: ALL that certain piece, parcel or tract of land in Pickens County, State of South Carolina, being shown as the western portion of Tract No. 8 on a plat of the property of Hannah Collins made by J. A. Pickens, April 3, 1944, and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin at the intersection of Highway #13 with a County Road leading

therefrom in a southwesterly direction, and running thence with said Country Road as the line S. 16 W. 2.50 chains to pin; thence S. 29 W. 1.89 chains to iron pin at the joint front corner of Tracts Nos. 8 and 7 as shown on the above mentioned plat; thence with the line of Tract No. 7 S. 49 ¼ E. 14.30 chains to stone; thence N. 34 ½ E. 4.10 chains to branch, thence up the meanders of said branch as the line 13 chains, more or less, to pin on the southern side of right-of-way of Highway #13; thence with the southern side of said right-of-way, S. 84 ¼ W. 3 chains, more or less, to a point in the County Road first above mentioned, the point of BEGINNING.

ALSO: ALL that certain piece, parcel of tract of land in Pickens County, State of South Carolina, being shown as the major portion of Tract No. 7 on Plat of the property of Hannah Collins made by J. A. Pickens, April 3, 1944, and containing 10.30 acres, more or less, and also having, according to the above-mentioned plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of a road leading from Highway #13 in a southwesterly direction at the joint front corner of Tracts Nos. 7 and 8, and running thence with the line of Tract No. 8, S. 49 ¼ E. 14.30 chains to stone; thence S. 34-½ W. 7.60 chains to pin at the rear corner of Tract No. 6; thence with the line of Tract No. 6, N. 52 W. to pin at the southwestern corner of a one-half acre tract heretofore conveyed to Joseph Fair; thence with the rear line of said tract No. 32 ¼ E. 105.65 feet to an iron pin; thence N. 52 ¼ W. 209 feet to pin on the first mentioned Road; thence with said Road as the line N. 32 E. 2.75 chains, more or less, to bend; thence continuing with said Road N. 29 E. 2.20 chains to the point of BEGINNING.

LESS, HOWEVER:

ALL that property heretofore conveyed to the South Carolina Department of Highways and Public Transportation, by Title to Real Estate, dated November 28, 1983.

For derivation of title, see conveyance to Greg Porter from H. David Sherriff by deed dated August 14, 1984 (sic) and recorded August 04, 1989 in Deed Book 73 at Page 302 in the Register of Deeds Office for Pickens County, South Carolina.

This conveyance is made subject to any and all recorded rights-of-way, easements, restrictions, and conditions; and is further subject to any of the foregoing which may appear from and inspection of the premises.

Parcel Number: 5049-13-22-2844

ALSO:

Parcel #7: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being shown and designated as Lot No. Portion of 2, as shown on a plat of the J. L. Atkins property prepared by J. Mac Richardson, Surveyor, dated April 1951, and being more particularly described according to a recent survey by R. W. Dalton as follows:

BEGINNING at an iron pin on the north side of New Easley Highway 874 feet west of the intersection of New Easley Highway and Fish Trapp Road, and running thence through Lot 2, N3-37W, 200 feet to an iron pin, thence S88-27W, 100 feet to an iron pin, thence S3-37E, 200 feet to an iron pin in the north side of New Easley Highway which pin is 100 feet east of the joint front corner of Lots 1 and 2, and running thence with said highway, N88-27E, 100 feet to point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from Clyde L. Holcombe, Jr., Margaret Ann Cobb and Mildred T. Holcombe by deed dated July 30, 2008 and recorded August 04, 2008 in Deed Book 1201 at Page 263 in the Register of Deeds Office for Pickens County, South Carolina.

The above described property is subject to any and all existing easements and/or rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any and all restrictions, covenants or zoning ordinances affecting such property as may appear of record. The above described property is specifically subject to restrictions governing said property as appear in the Register of Deeds Office for Pickens County, South Carolina in:

Parcel Number: 5059-13-14-9289

ALSO:

Parcel #8a: ALL that lot of land in the County of Pickens, State of South Carolina, in Easley Township, near Easley, S. C., shown as a portion of the property of Carl W. Reeves in Deed Book 4-Y, at Page 228, on plat of Hodges Development Co., Inc. in Plat Book 4-Y, at Page 228, having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of S. C. Highway 123, at Fannie Tanner Property, situate 530 feet west of the intersection of a County Road; and running thence along Tanner Property South 01-00 West 150 feet to an iron pin corner; thence along Dodson South 84-40 West 256.2 feet to an iron pin corner; thence North 01-00 East 150 feet to an iron pin on S. C. Highway 123; thence with said Highway North 84-40 East 256.2 feet to the point of BEGINNING.

This lot is subject to an easement for the joint use reserved to Ernest R. and Kasie Dodson for a 12 foot driveway on the eastern side of a 15 foot driveway on the western side of said property as will appear in Deed Book 10-A, at Page 293.

Together with an easement for the use of water from well No. 1 shown on said plat, provided that said use did not diminish the water supply of well No. 2, together with the right to clean-out, shore-up or improve said well.

Together with an easement of ingress and egress over a triangular tract west of the above-specified lot, described as follows;

BEGINNING at an iron pin on the southern side of S. C. Highway 123 at the northwestern corner of the above lot, and running with it South 01-00 West 50 feet to an iron pin corner; thence North 73-45 West 135 feet to an iron pin corner; thence along said highway North 84-40 East 131.1 feet to the point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from Marian M. Moorhead and Kenneth J. Moorhead by deed dated February 28, 2001 and recorded March 06, 2001 in Deed Book 598 at Page 317 in the Register of deeds Office for Pickens County, South Carolina.

ALSO:

Parcel #8b: ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, on the south side of U.S. Highway 123, between Greenville and Easley, containing 6.22 acres, more or less, according to a plat dated 9-1-93 by T. Craig Keith for Essie Dodson and being more particularly described as follows, to-wit:

BEGINNING at a point located on the south side of the right-of-way for U.S. Highway 123; thence along the highway right-of-way North 84-40 East 131.1 feet to a point on the highway right-of-way; thence leaving the highway right-of-way and running South 1 West 150.0 feet to a point; thence North 84-40 East 160.2 feet to a point; thence South 3-56 West 195.14 feet to a point; thence South 10-25 East 90.54 feet to a point; thence South 78-48 East 22.75 feet to a point in the 12 foot right-of-way; thence South 77-32 East 60.82 feet to a point; thence South 2 West 362.83 feet to a point; thence South 65-13 West 413.50 feet to a point; thence North 0-57 East 959.85 feet to a point on the highway right-of-way, the point of BEGINNING.

ALSO: A right-of-way or easement to use the 12 foot driveway located on the eastern side, and a right-of-way or easement to use the 15 driveway located on the western side of the property conveyed from Ernest R. Dodson and Essie Dodson to Hodges Development Co.

as found in Deed Book 10-A at Page 293, with reference being made to said conveyance recorded in Deed Book 10-A, at Page 293 for the terms of said easements.

ALSO: A right-of-way or easement for ingress and egress over and across the 12 foot right-of-way located on the eastern side of the property conveyed from Ernest R. Dodson and Essie Dodson to Hodges Development Co. as found in Deed Book 10-A at Page 293 and a right-of-way for ingress and egress over and across the property conveyed from Essie G. Dodson to Gary Renner and Lynn Renner as found in Deed Book 229 at Page 79, said right-of-way running from U.S. Highway 123, over and across the property conveyed to Hodges Development Co. and over and across the property conveyed to Renner, to other property owned by Grantor and conveyed herein to Grantee, with reference being made to said Deed Book 10-A, at Page 293 and Deed Book 229, at Page 79 for the terms of said easements.

This conveyance is made subject to the right-of-way or easement for ingress, egress and parking over and upon and along that triangular tract of land located at the northwest corner of the property herein conveyed, as found in the conveyance from Ernest R. Dodson and Essie Dodson to Hodges Development Co. recorded in Deed Book 10-A at Page 293, reference to said deed being made for the exact terms and located of the right-of-way.

For derivation of title, see conveyance to Gregory A. Porter from Marvin G. Dodson by deed dated October 21, 1999 and recorded October 25, 1999 in Deed Book 512 at Page 147 in the Register of Deeds Office for Pickens County, South Carolina.

ALSO:

Parcel #8c: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, East of the City of Easley and located 150 feet South of the South side of U.S. Highway 123 and according to a plat by T. Craig Keith, Surveyor, of property of Essie Dodson dated September 01, 1993, said lot contains 0.65 acre, more or less, and according to said plat is more particularly described as follows, to-wit:

BEGINNING at a point at an iron pin at the northeast corner of the lot, which iron pin is located South 2-00 West 150 feet from an iron pin on the highway right-of-way; thence South 2 West 310.0 feet to an iron pin; thence along the line of the remaining property of Essie Dodson North 77-32 West 60.82 feet to a point in the center of the right-of-way; thence North 79-48 West 22.75 feet to a point; thence North 10-25 West 90.54 feet to a point; thence North 3-56 East 195.13 feet to a point on the line in Moorehead Oil Co.; thence North 84-40 West 96.0 feet to the point of BEGINNING corner.

ALSO: A non-exclusive right-of-way for ingress and egress 12 feet in width from the

northeast corner of the lot herein conveyed running North East 150.00 feet to the right-of-way of U.S. Highway 123.

For derivation of title, see conveyance to Greg Porter from Garry Renner and Lynn Renner by deed dated January 31, 2000 and recorded February 01, 2000 in Deed Book 528 at Page 56 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5049-16-73-5371

ALSO:

Parcel #9: ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Pickens, being shown and designated as Lot 3 located at 3656 Calhoun Memorial Highway, according to a survey prepared for Juan J. Perez by G. M. Powell Surveying, dated August 26, 1997, recorded in Plat Book 56, at Page 64, reference to which is hereby craved for a more complete and accurate description.

ALSO: A 20 foot right-of-way located on the south side of the above lot to be used jointly with the owners of Lot No. 2 for ingress and egress leading in a westerly direction from Lot No. 2 to an easterly course along the southern part of Lots No. 3 and 4, and eastern side of Lot No. 1 leading in to U.S. Highway 123 as shown on said plat.

For derivation of title, see conveyance to Gregory A. Porter from Juan A. Perez, a/k/a Juan J. Perez by deed dated May 20, 2005 and recorded May 26, 2005 in Deed Book 908 at Page 39 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-7421

ALSO:

Parcel #10: ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, Easley Township, and being more fully described as follows, to wit:

BEGINNING on an iron pin on Frank Garrison Estate; thence S10-53W 263.8 feet to an iron pin; thence S87-39 W 124.8 feet to an iron pin; thence N2-21W 156.5 feet to an iron pin, thence N59-17E 210.5 feet to the point of BEGINNING, and being known and designated as Lot No. 4 on Plat of John C. Smith, Surveyor, dated November 7, 1960, and containing 0.5 acre, more or less, and being bounded on the north by Frank Garrison Estate, east by Wyatt Estate, southwest by Lot No. 1 and west by Lot No. 3.

ALSO: A joint use of 20 foot driveway leading from the above lot in a southerly direction along Lot No. 1 as shown on the above referred to plat, reference to which is hereby made for a more complete and accurate description. This driveway to be used by owners of Lots Nos. 3 and 2 and 4 for ingress and egress purposes.

For derivation of title, see conveyance to Greg Porter from Shirley M. Duncan by deed dated November 05, 1996 and recorded November 07, 1996 in Deed Book 346 at Page 333 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-8425

ALSO:

Parcel #11: ALL that certain piece, parcel or tract of land, together with all improvements thereon, containing 1.562 acres, more or less, situate, lying and being on the Southern side of U.S. Highway 123, in the County of Pickens, State of South Carolina, and being shown and designated on plat entitled, "Property of Tires, Inc.," dated January 15, 1988, prepared by Kermit T. Gould, RLS, recorded in the Office of the Clerk of the Court for Pickens County, South Carolina, in Plat Book 33, at Page 74-A. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

For derivation of title, see conveyance to Gregory A. Porter from G.T.B., Inc. by deed dated July 29, 1992 and recorded August 03, 1992 in Deed Book 174 at Page 60 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-14-23-6957

ALSO:

Parcel #12: ALL that tract of land in Pickens County, State of South Carolina, on the northern side of U.S. Highway 123, as shown on a plat of John C. Smith and Son, dated February 28, 1983, containing .46 acre, said plat to be recorded in the Clerk of Court's Office for Pickens Count, as shown in Plat Book 25, at Page 894. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

For derivation of title, see conveyance to Gregory Porter from Ronald Edwin Sandlin and Janice Karldeen Sandlin by deed dated January 03, 1984 and recorded January 13, 1984 in Deed Book 14-I at Page 267 in the Register of Deeds Office for Pickens county, South Carolina.

Parcel Number: 5059-13-24-0289

ALSO:

Parcel #13a: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, being bounded on the South by the right-of-way of S.C. State Highway 123, on the North by the right-of-way of old S.C. State Highway 123, on the East by George's Creek and by land now or formerly owned by Garrison and on the West by land now or formerly owned by Miller, said tract containing 2.25 acres, more or less, and being more fully described according to plat of John C. Smith and J. Coke Smith, Surveyors, dated June 10, 1952, as follows:

BEGINNING at a point on the right-of-way of Highway 123 which point is 80 feet from the center line of said highway running thence along line of land now or formerly owned by Miller North 8-40 East 389 feet to the right-of-way of Old S.C. State Highway 123; thence along highway right-of-way North 65-15 East 223 feet to George's Creek; thence down George's Creek in the southeasterly direction 65 feet; thence leaving the creek and running along line of land now or formerly owned by Garrison South 8-40 West 420.5 feet to point within and along the highway right-of-way; thence South 89-50 West 210 feet to a point of BEGINNING. A strip 16 feet in width and 210 feet in length is according to the aforesaid plat within the highway right-of-way.

LESS HOWEVER: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens; being bounded on the North by the right-of-way of Old South Carolina State Highway 123, (now known as South Carolina State Highway No. 125); on the South by other land of Carole Martin; on the East by Georges Creek and by land now or formerly owned by Frank Garrison; and on the West by land now or formerly owned by Tom and Bill Miller; containing one (1) acre, more or less, and being fully described as follows:

BEGINNING on the South side of the right-of-way of Old South Carolina Highway 123, pin the center of Georges Creek (the Northeast corner of the land herein conveyed); thence down Georges Creek 65 feet; thence along line of land now or formerly owned by Frank Garrison South 8-40 West 158.5 feet; thence along line of Land of the grantor (a new line) South 89-50 West 210 feet; thence along line of land now or formerly owned by Tom and Bill Miller North 8-40 East 127 feet to the right-of-way of Old South Carolina State Highway 123; thence along the Highway right-of-way North 65-15 East 223 feet to the BEGINNING corner.

ALSO: A right-of-way fifteen (15) feet in width running over and across the land hereinabove conveyed from the South side of the right-of-way of Old South Carolina State Highway 123 (now known as South Carolina State Highway 124) to the North line of the

land of the grantor. The center line of this right-of-way shall be the center line of a graveled road now in existence and in use by the grantor. This right-of-way so reserved shall include the right of travel by motor vehicles, and shall be construed as and easement appurtenant to the land which the grantor owns bounding property owned now or formerly by Whitaker on the South, and such right-of-way shall remain open and unobstructed for the free, joint and common use of the owner(s) of the lot herein described.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matter shown on recorded plats.

For derivation of title, see conveyance to Gregory A. Porter from Carole Martin by deed dated January 22, 1997 and recorded January 24, 1997 in Deed Book 358 at Page 124 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

Parcel #13b: ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, and according to a plat by Smith Surveyors, Inc., dated May 01, 2001; said tract is known and designated as Tract B, contains 0.970 acre, and is more particularly described as follows, to-wit:

BEGINNING at an iron pin on S.C. Highway No. 124, common corner with property now or formerly of Elizabeth Camp; thence along the highway North 65-16-41 East 189.02 feet to an iron pin; thence continue along the highway North 65-19-22 East 245.49 feet to an iron pin, common corner with property now or formerly of Stevens; thence along the Stevens line South 08-23-51 West 182.58 feet to an iron pin; thence South 89-07-34 West 208.69 feet to an iron pin; thence South 08-31-39 West 51.91 feet to an iron pin; common rear corner with Tract A; thence along the common boundary line of Tracts A and B 87-56-42 West 149.08 feet to an iron pin; thence along the common boundary line with Camp North 02-41-11 West 59.00 feet to an iron pin, the point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from the State of South Carolina, ex rel. Robert M. Arial, Solicitor, Thirteenth Judicial Circuit by deed dated May 17, 2001 and recorded May 23, 2001 in Deed Book 613, at Page 255 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

Parcel #13c: ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens; being bounded on the North by the right-of-way of Old South Carolina State Highway 123, (now known as South Carolina State

Highway No. 124); on the South by other land of Carole Martin; on the East by Georges Creek and by land now or formerly owned by Frank Garrison; and on the West by land now or formerly owned by Tom and Bill Miller; containing one (1) acre, more or less, and being more fully described as follows:

BEGINNING on the South side of the right-of-way of Old South Carolina Highway 123, in the center of Georges Creek (the Northeast corner of the land herein conveyed); thence down Georges Creek 65 feet; thence along the line of land now or formerly owned by Frank Garrison, South 8-40 West 158.5 feet; thence along line of land of Carole Martin (a new line) South 89-50 West, 210 feet; thence along line of land now or formerly owned by Tom and Bill Miller, North 8-40 East, 127 feet to the right-of-way of Old South Carolina State Highway 123; thence along the Highway right-of-way, North 65-15 East 223 feet to the BEGINNING corner.

This conveyance is subject to a right-of-way fifteen (15) in width running over and across the land hereinabove conveyed from the South side of right-of-way of Old South Carolina State Highway 123 (now known as South Carolina State Highway 124) to the North line of the land now or formerly of Carole Martin, being more particularly described in Deed Book 98, at Page 254.

For derivation of title, see conveyance to Gregory A. Porter from Joseph B. Stevens by deed dated October 01, 2001 and recorded October 03, 2001 in Deed Book 637, at Page 121 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

ALSO:

Parcel #14: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, shown and designated as Tract A, containing 0.471 acres, according to a plat prepared by Smith Surveyors, Inc., dated May 01, 2001, and recorded May 23, 2001 in the Register of Deeds Office for Pickens County, South Carolina, in Plat Book 420 at Page 11-B, reference being made hereto to said plat for the exact metes and bounds thereof.

For derivation of title, see conveyance to Greg A. Porter from Hamby Properties, LLC by deed dated March 01, 2016 and recorded March 11, 2016 in Deed Book 1754, at Page 73 in the Register of Deeds Office for Pickens County, South Carolina.

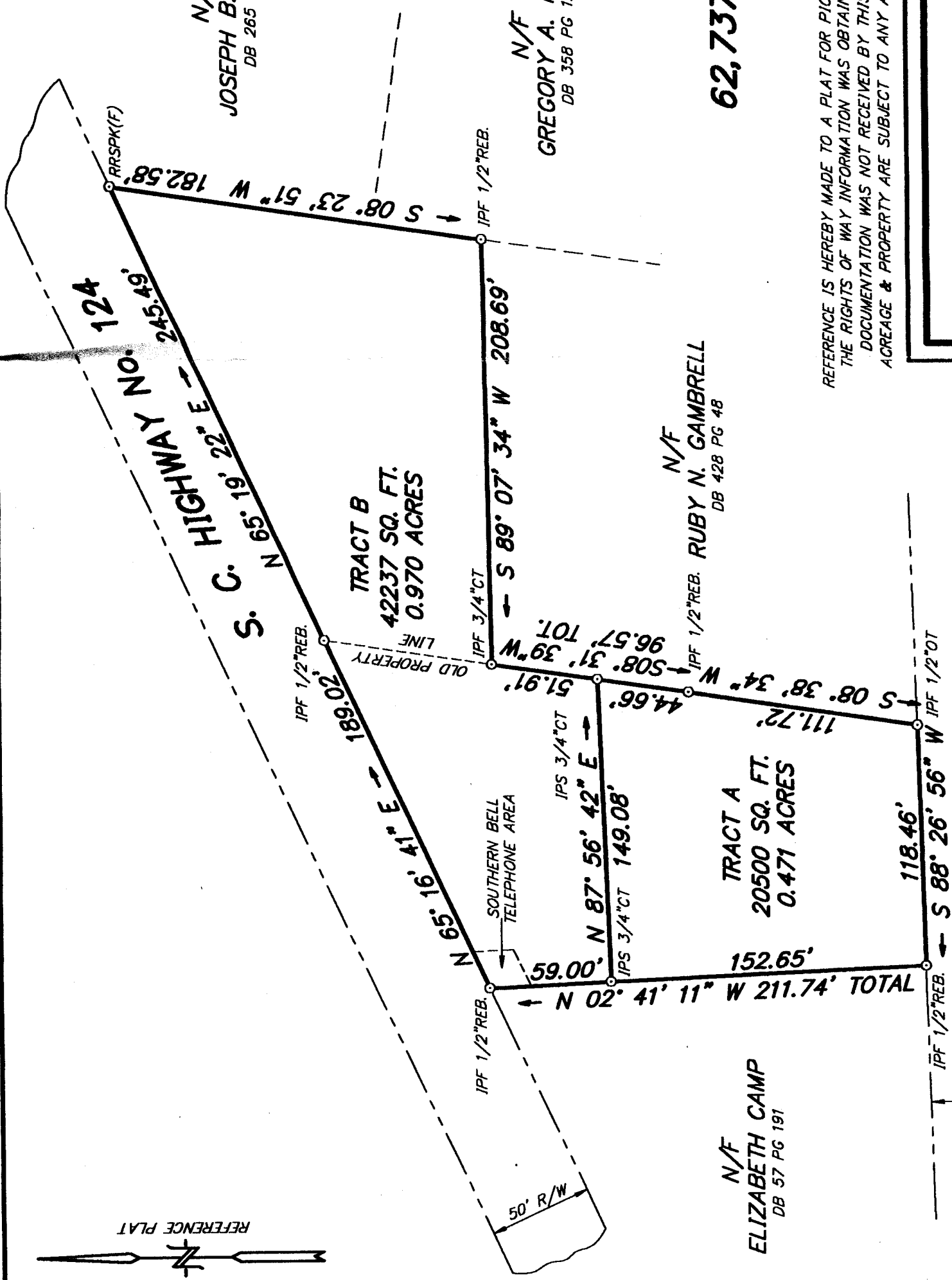
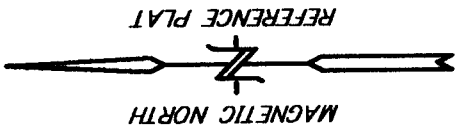
Parcel Number: 5059-13-04-12

James M. Robinson
James M. Robinson

EXHIBIT "A"

1. 3630 Calhoun Memorial Hwy.
N/Side Highway 123, R0030109
Greenville, SC
Parcel Number: 5059-13-24-1532
2. Cancelled
3. 3664 Calhoun Memorial Hwy.
N/Side Highway 123, Plat R0029987
Greenville, SC
Parcel Number: 5059-13-14-7227
4. NE/Side Mulligan Ford Hill Road
R0081071
Cleveland, SC
Parcel Number: 5117-00-29-1141
5. 217 Mulligan Ford Hill Road
Lots 58 & 59, Plat 1920/6, R0032990
Cleveland, SC
Parcel Number: 5117-00-19-9116
6. 129 Collins Road
S/Side Highway 123, R0058500
Easley, SC
Parcel Number: 5049-13-22-2844
7. 3642 Calhoun Memorial Hwy.
Port Lot 2, N/Side Highway, R0030080
Greenville, SC
Parcel Number: 5059-13-14-9289
8. 4037 Calhoun Memorial Hwy.
S/Side Highway 123, R0066709
Easley, SC
Parcel Number: 5049-16-73-5371
9. 3656 Calhoun Memorial Hwy.
Lot 3, Plat 56/64 Off, R0030014
Greenville, SC
Parcel Number: 5059-13-14-7421
10. 3652 Calhoun Memorial Hwy.
N/Side Highway 123, R0030039
Greenville, SC
Parcel Number: 5059-13-14-8425
11. 3613 Calhoun Memorial Hwy.
Highway 123, Plat 33/74A,
R0027666
Greenville, SC
Parcel Number: 5059-14-23-6957
12. 3640 Calhoun Memorial Hwy.
N/Side Highway 123, R0030059
Greenville, SC
Parcel Number: 5059-13-24-0289
13. 3718 Calhoun Memorial Hwy.
N/Side Highway 123
Tract R0067423
Greenville, SC
Parcel Number: 5059-13-04-4492
14. 3784 Calhoun Memorial Hwy.
Highway's 123, 124
Tract R0065441
Greenville, SC
Parcel Number: 5059-13-04-1254

For I know that my redeemer liveth, and that he shall stand at the latter day upon the earth



124
S. C. HIGHWAY NO. 124
N 65° 19' 22" E 245.49'

N/F
JOSEPH B. STEVENS
DB 265 PG 257

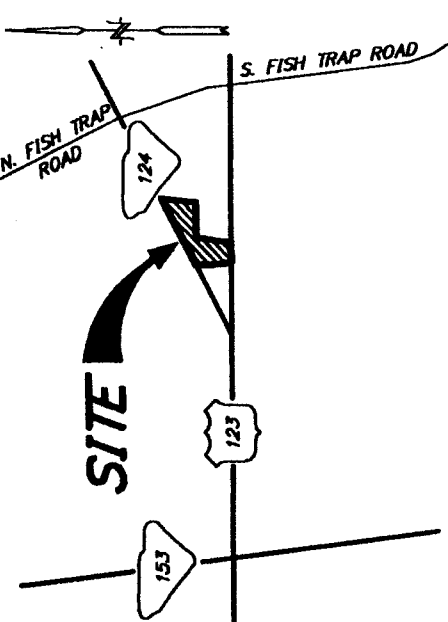
N/F
GREGORY A. PORTER
DB 358 PG 124

N/F
RUBY N. GAMBRELL
DB 428 PG 48

N/F
ELIZABETH CAMP
DB 57 PG 191

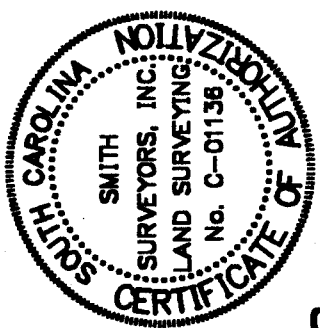
U. S. HIGHWAY No 123

CENTERLINE OF WEST BOUND LANE



LOCATION MAP
(NOT TO SCALE)

000009701 05/23/2001 03:08:33PM
Filed At Register of Deeds
Pickens County SC
Fees Paid \$10.00



TOTAL AREA OF
TRACTS A & B
62,737 SQ. FT. 1.440 ACRES

U.S. HIGHWAY No. 123
EASLEY, S.C.

TMS # L13-00-104B

REFERENCE IS HEREBY MADE TO A PLAT FOR PICKENS COUNTY SHERIFF OFFICE BY HERMAN COCHRAN DATED APRIL 17, 2001.
THE RIGHTS OF WAY INFORMATION WAS OBTAINED BY PHONE CONVERSATIONS WITH SCDOT & PICKENS COUNTY OF WHICH
DOCUMENTATION WAS NOT RECEIVED BY THIS FIRM. FOR DOCUMENTATION, CONTACT THE AFOREMENTIONED AGENCIES.
ACREAGE & PROPERTY ARE SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR ON THE GROUND.



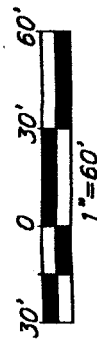
SMITH SURVEYORS, INC.
6907-C Calhoun Mem. Hwy.
Easley, SC 29640
Phone: 864-859-5729
Fax: 864-855-8022
smithsurveyors@home.com

COUNTY PICKENS
SOUTH CAROLINA

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,
INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON
WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS
OF THE MINIMUM STANDARDS MANUAL FOR THE
PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA,
AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A
CLASS "A" SURVEY AS SPECIFIED THEREIN.

Thomas E. Belcher
J.C. SMITH PLS # 7882
ROBERT DALE KIRK PLS # 16133
THOMAS E. BELCHER PLS # 16126

SURVEY FOR
GREGORY A. PORTER
AND
MACK A. HAMBY



Date MAY 01, 2001

JOB# 05010150

PARCEL 12

When Recorded Mail to:
Babb & Brown, PC
505 W. Butler Road
Greenville, SC 29607
(864) 422-0022

SOUTH CAROLINA GENERAL WARRANTY DEED

County: Pickens
City: Easley

Tax Map No.: 5059-13-03-7722
Date: February 19, 2015

Grantor	Grantee
Cornerstone National Bank P. O. Box 428 Easley, SC 29641	WB Investments, LLC 1022 Johnson Road Easley, SC 29642

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that Grantor, for and in consideration of the sum of Eighty Five Thousand and 00/100 (\$85,000.00), paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, ***SUBJECT TO*** the matters set forth below, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto Grantee, the real estate (the "Premises") described as follows:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, containing 7.20 acres, more or less, according to a plat prepared by John C. Smith, SC PLS #1443, dated June 25, 1956, for Fred H. Floyd and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on US No. 123 and running thence N. 88-08 E. 608.00 feet to an iron pin; thence S 0-52 E 30 feet to an iron pin; thence N. 89-08 E. 280 feet to an iron pin on Georges Creek; thence along said Creek, S 17-00 E. 402 feet to an iron pin; thence S. 86-00 W. 573 feet to an iron pin; thence N. 45-15 W. 630.5 feet to an iron pin on US No. 123, point of beginning.

LESS, HOWEVER, that certain 2.503 acres, more or less, according to a plat prepared by J.C. Smith & Associates dated November 17, 1998, entitled "Survey for Marvin Masters" and having, the following metes and bounds, to-wit: BEGINNING at an iron pin on Calhoun Memorial Highway #123 at a point 1485 feet, more or less, from Odom Road, and running thence along said Highway, N. 88-08-00 E. 596.16 feet to an iron pin; thence S. 1-52-00 E. 241.59 feet to an iron pin, thence N. 86-11-26 W. 407.96 feet to an iron pin; thence N. 45-15-00 W. 276.90 feet to an iron pin, point of beginning.

DERIVATION: See deed to First Assembly of God to Marvin Masters recorded on January 23, 1980 in Deed Book 13-S at Page 917 in the Office of the Register of Deeds for Pickens County.

TMS p/o 5059-13-03-5747

LESS HOWEVER: all that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being designated as containing 1.618 acres, more or less, on plat prepared by Ray Dunn Land Surveyor dated 8/25/10 and recorded in Plat Book 595 at Page 171 in the Pickens County Register of Deeds Office, Reference to said plat is hereby craved for a more accurate and complete metes and bounds description of property.

DERIVATION: See deed to Billy Fulbright and William Johnson from Cornerstone National Bank on 9/9/2010 recorded 9/15/10 in Deed Book 1343 at page 49 in the Office of the Register of Deeds for Pickens County.

TMS #p/o 5059-13-03-5747

AND ALSO: all that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens and being designated as containing 0.178 acres, more or less, on plat prepared by Ray Dunn Land Surveyor dated 8/25/10 and recorded in Plat Book 595 at Page 171 in the Pickens County Register of Deeds Office. Reference to said plat is hereby craved for a more accurate and complete metes and bounds description of property.

When Recorded Mail to:
Babb & Brown, PC
505 W. Butler Road
Greenville, SC 29607
(864) 422-0022

DERIVATION; See deed to Cornerstone National Bank from Billy Fulbright and William Johnson dated 9/9/2010 and recorded 9/15/10 in Deed Book 1343 at Page 45 in the Register of Deeds Office for Pickens County.

TMS #p/o 5059-13-03-3806

This being the same property conveyed to Cornerstone National Bank by Special Referee's Foreclosure Deed as recorded in Deed Book 1259 at page 28 in the Pickens County ROD Office on 6/19/09.

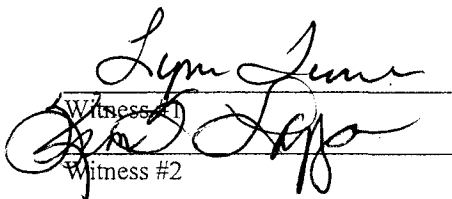
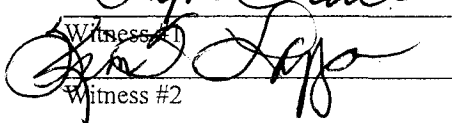
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

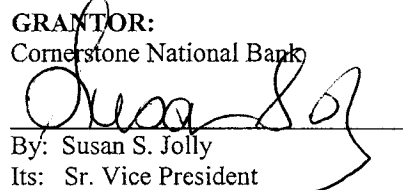
TO HAVE AND TO HOLD all and singular the premises unto Grantee and Grantee's heirs successors and assigns forever.

And, ***SUBJECT TO*** the matters set forth above, Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's successors and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed under seal this 19th day of February, 2015.

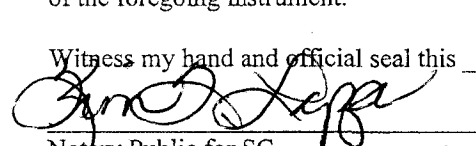
**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**


Witness #1

Witness #2

GRANTOR:
Cornerstone National Bank

By: Susan S. Jolly
Its: Sr. Vice President

**STATE OF SOUTH CAROLINA
COUNTY OF Pickens**

I, a Notary Public for South Carolina, do hereby certify that Cornerstone National Bank, Grantor, by Susan S. Jolly, its Sr. Vice President personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 19 day of February, 2015.

Notary Public for SC
My Commission Expires: 12-21-22

PARCEL 13

L13 00 0390

HORTON, DRAWDY, WARD & JOHNSON, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

1309 Anderson Rd.
Greenville, SC. 29611

STATE OF SOUTH CAROLINA

COUNTY OF PICKENS

E38
JB8

Page 323 Page 237

Pay \$ 330.00

KNOW ALL MEN BY THESE PRESENTS, that

78001

JOSEPH BENJAMIN STEVENS AND ELIZABETH FOSTER
STEVENS, TRUSTEES UNDER AGREEMENT WITH JOSEPH
BENJAMIN STEVENS AND ELIZABETH FOSTER STEVENS

in consideration of Ten and No/100 (\$10.00) Dollars, and other valuable consideration ~~being~~
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto

MICHAEL C. HOLSENBACK, his heirs and assigns, forever:

FOR HAVE CONSIDERATION
OF EVIDENCE

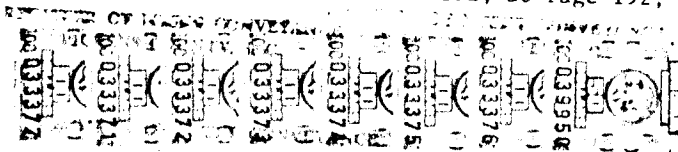
Page 24 Page 203

ALL that certain piece, parcel or tract of land, together with
all improvements thereon, situate, lying and being in the State
of South Carolina, County of Pickens, just East of Georges Creek,
and on the South side of the State Highway from Easley to
Greenville, South Carolina, and containing 17.3 acres, more or
less, according to plat of J. Mac Richardson, dated August 25,
1950, reference to which is hereby made for a more complete and
accurate description, and being thereon more fully described
as follows, to-wit:

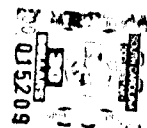
BEGINNING in middle of Georges Creek at a point 165 feet from
center of Highway running from Easley to Greenville; thence S.
15-33 E. 321.6 feet to a point in middle of creek; thence S.
36-01 E. 468.1 feet to corner of 12' maple on creek; thence running
N. 71-59 E. 1060.0 feet to an iron pin; thence N. 5-23 W. 452.5
feet to an iron pin on Greenville Highway; running thence S.
88-27 W. 745 feet to an iron pin on Highway line; thence 45 feet
south to an iron pin; thence S. 88-27 W. 556.3 feet to middle
of creek, the BEGINNING corner.

This conveyance is subject to all restrictions, set-back lines,
roadways, zoning ordinances, easements, and rights-of-way, if
any, affecting the above described property.

This is the identical property conveyed to the Grantors herein
by deed of Joseph Benjamin Stevens and Elizabeth F. Stevens dated
February 10, 1993, and recorded in the RMC Office for Pickens
County, SC, in Deed Book 192, at Page 192, on February 16, 1993.



009555



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining: 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 assigns against the grantor(s) and the
grantor(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 8th day of MAY 19 96

SIGNED, sealed and delivered in the presence of

Michelle Rodgers
Michelle Rodgers

E38
JB8

(SEAL)
Elizabeth Foster Stevens (SEAL)
Joseph Benjamin Stevens (SEAL)
JOSEPH BENJAMIN STEVENS
Trustees under Agreement with Joseph
Benjamin Stevens and Elizabeth Foster
Stevens

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 8th day of MAY

19 96

Michelle Rodgers (SEAL)
Notary Public for South Carolina
My commission expires: 3/20/97

RIGHT OF WAY

15483 BKD0748 PG243

Pickens Gravity Flow

STATE OF SOUTH CAROLINA)

COUNTY OF PICKENS)

Pickens County Block Book Designation as of:
Tax Map Number: 5059-13-13-5647

1. KNOW ALL MEN BY THESE PRESENTS: That Michael C. Holsenback *MCH*
grantors(s), in consideration of \$ 4400⁰⁰ ~~1275.00~~

paid by the Western Carolina Regional Sewer Authority, a body politic under the laws of South Carolina, hereinafter called the Grantee, receipt of which is hereby acknowledged, do hereby grant and convey unto the said grantee a right of way in and over my (our) tract(s) of land situate in the above State and County and deed to which is recorded in the office of the R.M.C. of said State and County in Book 323 at Page 237 and Book _____ at Page _____, encroaching on my (our) land a distance of 760 feet, more or less, and being on that portion of my (our) said land 50 feet wide, extending 25 feet on each side of the center line as same as been marked out on the ground, and being shown on a print on file in the offices of the Western Carolina Regional Sewer Authority.

The Grantor(s) herein by these presents warrants that there are no liens, mortgages, or other encumbrances to a clear title to these lands, except as follows:

which is recorded in the office of the R.M.C. of the above said State and county in Mortgage Book _____ at Page _____ and that he (she) is legally qualified and entitled to grant a right of way with respect to the lands described herein.

The expression or designation "Grantor" wherever used herein shall be understood to include the Mortgagee, if any there be.

2. The right of way is to and does convey to the grantee, its successors and assigns the following: The right and privilege of entering the aforesaid strip of land, and to construct, maintain and operate within the limits of same, pipe lines, manholes, and any other adjuncts deemed by the grantee to be necessary for the purpose of conveying sanitary sewage and industrial wastes, and to make such relocations, changes, renewals, substitutions, replacements and additions of or to the same from time to time as said grantee may deem desirable; the right at all times to cut away and keep clean of said pipe lines any and all vegetation that might, in the opinion of the grantee, endanger or injure the pipe lines or their appurtenances, or interfere with their proper operation or maintenance; the right of ingress to and egress from said strip of land across the land referred to above for the purpose of exercising the rights herein granted; provided that the failure of the grantee to exercise any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time and from time to time to exercise any or all of same. No building shall be erected over said sewer pipe line nor so close thereto as to impose any load thereon.

3. It is Agreed: That the grantor(s) may plant crops, maintain fences and use this strip of land, provided: That crops shall not be planted over any sewer pipes where the tops of the pipes are less than eighteen (18) inches under the surface of the ground; that the use of said strip of land by the grantor shall not, in the opinion of the grantee, interfere or conflict with the use of said strip of land by the grantee for the purposes herein mentioned, and that no use shall be made of the said strip of land that would, in the opinion of the grantee, injure, endanger or render inaccessible the sewer pipe line or their appurtenances.

4. It is further agreed: That in the event a building or other structure should be erected contiguous to said sewer pipe line, no claim for damages shall be made by the grantor, his heirs or assigns, on account of any damage that might occur to such structure, building or contents thereof due to the operation or maintenance, or negligences of operation or maintenance, or said pipe lines or their appurtenances, or any accident or mishap that might occur therein or thereto.

5. All other or special terms and conditions of this right of way are as follows:

000015483 07/08/2003 02:57:05PM
Filed At Register of Deeds
Pickens County SC
Fees Paid \$10.00

6. The payment and privileges above specified are hereby accepted in full settlement of all claims and damages of whatever nature for said right of way.

IN WITNESS WHEREOF the hand and seal of the Grantor(s) herein and of the Mortgagee, if any, has hereunto been set this 7 day of July, 2003 A.D.

SIGNED, sealed and delivered in the presence of:

Quyen Halsenback, As to the Grantor(s) Michael G. Halsenback (SEAL)

_____, As to the Grantor(s) **Michael C. Holsenback** (SEAL)

_____, As to the Mortgagee (SEAL)

_____, As to the Mortgagee (SEAL)

* A political subdivision of the State of South Carolina
exempt from recording fees under S.C. Code Ann. 12-24-
40 (2)

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS)

PROBATE

PERSONALLY APPEARS before me the undersigned deponent, who on oath says that Deponent saw the above named Grantor(s) deliver the within written right of way, and that Deponent with the other subscribing witness shown thereon, witnessed the execution thereof.

SWORN to before me this 7

day of July, 2003.

 (SEAL)

Notary Public for

My commission expires:


DEPONENT

BANNISTER & WYATT, L.L.C.
P.O. BOX 10007
GREENVILLE, SC 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WITH

WESTERN CAROLINA REGIONAL SEWER
AUTHORITY

RIGHT OF WAY

Filed this _____ Day of _____
A.D. 20____, and recorded in Vol. _____
Page _____

Fee \$

Register of Mesne Conveyance,
Pickens, South Carolina

PARCEL 14

STATE OF SOUTH CAROLINA)

)

TITLE TO REAL ESTATE (DEED)

COUNTY OF PICKENS)

(NO TITLE EXAMINATION)

KNOW ALL MEN BY THESE PRESENTS that **ALBERT W. GARRISON**, for and in consideration of **One Hundred Thousand Four Hundred Ninety Six and 67/100 (\$100,496.67)**, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **JAMES CELY GARRISON AND FRANCIS M. GARRISON**, of 411 Patrol Club Road, Greenville, South Carolina 29609, their heirs and assigns, forever:

ALL MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL ESTATE:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, containing 47.07 acres, more or less, described as follows:

BEGINNING at a point shown by an iron pin on U. S. Highway No. 123, 639.2 feet North 87-51 West to an iron pin; thence 226.8 feet South 2-05 East to an iron pin; thence South 74-01 West 192 feet to an iron pin; thence 221 feet North 2-05 West to an iron pin; thence 1,486 feet South 59-17 West to a nail in the center of Fishtrap Road; thence along the center of Fishtrap Road South 29-18 East 535.8 feet to a nail; thence further along the center of Fishtrap Road South 43-05 East for 235 feet to a nail; thence North 77-55 East for 1,787.5 feet to an iron pin; thence 419.1 feet South 38-42 East; thence 152 feet North 45-18 East to Georges Creek; thence along the line of Georges Creek (the traverse line being North 41-14 West 398 feet; North 37-31 West 300 feet; North 24-16 West 330 feet) to a point on Old Highway S. C. No. 123; thence 463 feet North 9-24 East to the point of BEGINNING.

LESS, HOWEVER, that certain piece, parcel or tract of land containing 4 acres, more or less, granted in 1960 to Ann Johnson Watkins by J. C. Garrison.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

THE above described property is the same acquired by James Cely Garrison, Albert W. Garrison, and Francis M. Garrison by deed of Jean W. Garrison dated November 22, 1980 and recorded in the

COUNTY AUDITOR
222 McDANIEL AVE., B-7
PICKENS, SC 29671

COUNTY ASSESSOR
222 McDANIEL AVE., B-8
PICKENS, SC 29671

Office of the Register of Deeds for Pickens County on November 25,
1980 in Deed Book 13-W at Page 341.

TAX MAP NUMBER: 5059-09-15-5305

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 Grantees, and Grantees' heirs or successors and assigns, forever. And, the Grantor does hereby bind the Grantor and the Grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantees and the Grantees' heirs or successors and assigns against the Grantor and the Grantor's heirs or successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the Grantor's hand and seal this 18 day of November, 2003.

SIGNED, sealed and delivered in
the presence of:

Jamie M. Allison
Amy E. Hall

Albert W. Garrison
ALBERT W. GARRISON

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 his/her/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 18 day of
November, 2003.

Jamie M. Allison
Notary Public for South Carolina
My Commission expires: 12/12/06

Amy E. Hall
000029280
RECORDED 12/12/2003 12:53:11PM
Fee:10.00 State:261.30
County:110.55 Exempt:-----
Pickens County, SC
Register of Deeds

THE STATE OF SOUTH CAROLINA

COUNTY OF PICKENS

RIGHT OF WAY EASEMENT

Approximate Survey Station

Road/Route..... SC 124 & S-37
 File. 39.122B
 Item
 Project. STP-HE39(005)
 PIN 27800

_____ 10+57	To	_____ 11+47 Lt.
	S-37	
_____	To	_____
	To	_____

KNOW ALL MEN BY THESE PRESENTS, That I (or we) **James Cely Garrison 411 Patrol Club Road, Greenville, SC 29609-6450 and Francis M. Garrison, 3812 12th Street South, Arlington, VA 22204** in consideration of the sum of **SIX HUNDRED DOLLARS AND no/100 (\$600.00)**, to me (or us) in hand paid, and other valuable consideration at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, give, bargain, sell, release and quitclaim, unto the said South Carolina Department of Transportation, its successors and assigns, an easement or right of way for the construction, improvement, operation and maintenance of a public road as a State Highway **Intersection Improvements on SC 124 & S-37**, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation, upon and across the land which I (or we) may own, in whole or in part, between the survey stations referenced above and as depicted and described on the above reference plans together with, all and singular, the rights, members, hereditaments, and appurtenances thereunto belonging, or in any way incident or appertaining. Said right of way to have a width of --- feet, that is **33** feet on **left** side of the centerline of the highway. The grantor expressly recognized the possibility that the property herein may be used in the future by public utility or others granted the statutory right to use the right of way.

SPECIAL PROVISIONS:

The above consideration is for 1,645 square feet of land and all improvements thereon, if any. Herein granted is property to establish a Right of Way being described as follows: Within 33 feet of the survey centerline of Road S-37 on the left between approximate survey stations 10+57 and 11+47. This being a portion of the property acquired from Albert W. Garrison by deed dated 11-18-2003 and recorded 12-12-2003 in Deed Book 781, Page 85; also by Jean W. Garrison by deed dated 11-22-1980 and recorded 11-25-1980 in Deed Book 13W, Page 341 in the records for Pickens County and shown as Tax Map No. 5059-09-15-5305.

000004755 03/17/2005 02:49:39PM
 Filed At Register of Deeds
 Pickens County SC
 Fees Paid \$10.00

COUNTY CLERK
 222 McDONALD AVE., S 7
 PICKENS, SC 29671

COUNTY ASSESSOR
 222 McDONALD AVE., S 7
 PICKENS, SC 29671

DIRECTOR RIGHTS OF WAY
 SCDOT P. O. BOX 191
 COLUMBIA, SOUTH CAROLINA 29202

Checked _____
 Recorded _____
 Project _____

By _____
 By _____
 File No. _____

Tract 2A

PAYMENT
 RECEIVED
 3-8-05

TO HAVE AND TO HOLD, all and singular, the said easement or right of way and the rights hereinabove granted, unto the said South Carolina Department of Transportation, its successors and assigns forever for a public road, highway, other public transportation purposes or other public uses as are permitted within and in conjunction with highway rights of way and the grantors hereby dedicated their respective interest in said strip of land to public use for such purposes.

It is agreed that buildings, fences, signs or other obstructions will not be erected by me (or us), my (or our) heirs, assigns or administrators within the limits of the right of way herein conveyed and that such buildings and fences are now within the right of way herein conveyed will be moved from the right of way and restored in as good condition as before moving at the expense of the South Carolina Department of Transportation.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this 2ND day of FEBRUARY, in the year of our Lord, Two Thousand and Five.

Signed, sealed and delivered in the presence of:

[Signature]
1st Witness

James Cely Garrison
James Cely Garrison (L.S.)

[Signature]
2nd Witness

Francis M. Garrison
Francis M. Garrison (L.S.)

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared before me the undersigned witness and made oath that she/he saw the within named sign, seal and as their act and deed, deliver the within written instrument; and that she/he with the other witness whose signature appears above witnessed the execution thereof.

[Signature]
1st Witness

SWORN to before me this 2ND

day of FEBRUARY, 2005

[Signature]
NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 10-25-2011

Checked _____ By _____

Recorded _____ By _____

Project _____ File No. _____

Tract 2A

STATE OF SOUTH CAROLINA)

COUNTY OF PICKENS)

Road/Route SC-124 & S-37)

File 39.122B)

Item)

Project STP-HE39(005))

PIN 27800)

AFFIDAVIT

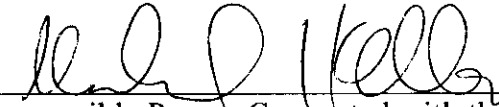
PERSONALLY appeared before me the undersigned, being duly sworn, deposes and says:

Property located on the above road or route, bearing **Pickens** COUNTY, was transferred by **James Cely Garrison** to the South Carolina Department of Transportation on **February 2, 2005**.

The above transaction is exempt, or partially exempt from the recording fee as set forth in S. C. Code Ann. Section 12-24-10 et.seq. because the deed is transferring realty to the State, its agencies and departments, and its political subdivisions, including school districts (Section 12-24-40(2).)

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Right of Way Agent for the South Carolina Department of Transportation.

I further understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Responsible Person Connected with the Transaction

SWORN to before me this 22nd

day of FEBRUARY, 2005

NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 1-7-2010

THE STATE OF SOUTH CAROLINA

COUNTY OF PICKENS

RIGHT OF WAY EASEMENT

Approximate Survey Station

Road/Route..... SC 124 & S-37
 File. 39.122B
 Item
 Project. STP-HE39(005)
 PIN 27800

10+57	To	11+47 Lt.
	S-37	
	To	
	To	

KNOW ALL MEN BY THESE PRESENTS, That I (or we) **James Cely Garrison 411 Patrol Club Road, Greenville, SC 29609-6450 and Francis M. Garrison, 3812 12th Street South, Arlington, VA 22204** in consideration of the sum of **SIX HUNDRED DOLLARS AND NO/100 (\$600.00)**, to me (or us) in hand paid, and other valuable consideration at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, give, bargain, sell, release and quitclaim, unto the said South Carolina Department of Transportation, its successors and assigns, an easement or right of way for the construction, improvement, operation and maintenance of a public road as a State Highway **Intersection Improvements on SC 124 & S-37**, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation, upon and across the land which I (or we) may own, in whole or in part, between the survey stations referenced above and as depicted and described on the above reference plans together with, all and singular, the rights, members, hereditaments, and appurtenances thereunto belonging, or in any way incident or appertaining. Said right of way to have a width of --- feet, that is **33** feet on **left** side of the centerline of the highway. The grantor expressly recognized the possibility that the property herein may be used in the future by public utility or others granted the statutory right to use the right of way.

SPECIAL PROVISIONS:

The above consideration is for 1,645 square feet of land and all improvements thereon, if any. Herein granted is property to establish a Right of Way being described as follows: Within 33 feet of the survey centerline of Road S-37 on the left between approximate survey stations 10+57 and 11+47. This being a portion of the property acquired from Albert W. Garrison, James Cely Garrison, and Francis M. Garrison by Deed dated 11-18-2003 and recorded 12-12-2003 in Deed Book 781, Page 85; also by Jean W. Garrison by deed dated 11-22-1980 and recorded 11-25-1980 in Deed Book 13W, Page 341 in the records for Pickens County and shown as Tax Map No. 5059-09-15-5305.

000004756 03/17/2005 02:49:59PM
 Filed At Register of Deeds
 Pickens County SC
 Fees Paid \$10.00

COUNTY CLERK
 222 DANIEL AVE., B-3
 PICKENS, SC 29671

COUNTY ASSESSOR
 222 DANIEL AVE., B-3
 PICKENS, SC 29671

DIRECTOR RIGHTS OF WAY
 SCDOT P. O. BOX 191
 COLUMBIA, SOUTH CAROLINA 29202

Checked 3-1-05
 Recorded _____
 Project _____

By RE
 By _____
 File No. _____

Tract 2A

PAYMENT
 REQUESTED
 3-8-05

TO HAVE AND TO HOLD, all and singular, the said easement or right of way and the rights hereinabove granted, unto the said South Carolina Department of Transportation, its successors and assigns forever for a public road, highway, other public transportation purposes or other public uses as are permitted within and in conjunction with highway rights of way and the grantors hereby dedicated their respective interest in said strip of land to public use for such purposes.

It is agreed that buildings, fences, signs or other obstructions will not be erected by me (or us), my (or our) heirs, assigns or administrators within the limits of the right of way herein conveyed and that such buildings and fences are now within the right of way herein conveyed will be moved from the right of way and restored in as good condition as before moving at the expense of the South Carolina Department of Transportation.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this 18th day of February, in the year of our Lord, Two Thousand and FIVE.

Signed, sealed and delivered in the presence of:

[Signature]
1st Witness

James Celv Garrison (L.S.)

[Signature]
2nd Witness

Francis M. Garrison (L.S.)

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF Virginia)
COUNTY OF Arlington)

PROBATE

Personally appeared before me the undersigned witness and made oath that she/he saw the within named sign, seal and as their act and deed, deliver the within written instrument; and that she/he with the other witness whose signature appears above witnessed the execution thereof.

[Signature]
1st Witness

SWORN to before me this 18th

day of February, 2005

[Signature]

NOTARY PUBLIC FOR Virginia

My Commission Expires: 12/31/2007

Checked _____
Recorded _____
Project _____

By _____
By _____
File No. _____

Tract 2A

STATE OF SOUTH CAROLINA)

COUNTY OF PICKENS)

Road/Route SC-124 & S-37)

File 39.122B)

Item)

Project STP-HE39(005))

PIN 27800)

AFFIDAVIT

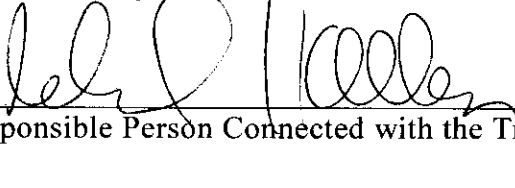
PERSONALLY appeared before me the undersigned, being duly sworn, deposes and says:

Property located on the above road or route, bearing **Pickens** COUNTY, was transferred by **Francis M. Garrison** to the South Carolina Department of Transportation on **February 18, 2005**.

The above transaction is exempt, or partially exempt from the recording fee as set forth in S. C. Code Ann. Section 12-24-10 et.seq. because the deed is transferring realty to the State, its agencies and departments, and its political subdivisions, including school districts (Section 12-24-40(2).)

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Right of Way Agent for the South Carolina Department of Transportation.

I further understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Responsible Person Connected with the Transaction

SWORN to before me this 22nd

day of FEBRUARY, 2005


NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 1-7-2010

THE STATE OF SOUTH CAROLINA

COUNTY OF PICKENS

TITLE TO REAL ESTATE

Approximate Survey Station

Road/Route	SC 124 & S-37	10+54	To	12+79.93 Rt.
File	39.122B		S-37	
Item			To	
Project	STP-HE39(005)		To	
PIN	27800			

KNOW ALL MEN BY THESE PRESENTS, That I (or we) **James Cely Garrison, 411 Patrol Club Road, Greenville, SC 29609-6450 and Francis M. Garrison, 3812 12th Street South, Arlington, VA 22204** in consideration of the sum of **ONE THOUSAND THREE HUNDRED DOLLARS and NO/100 (\$1,300.00)** and other valuable consideration to me (or us) in hand paid at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, Columbia, South Carolina, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, all that certain real property in fee simple absolute **Intersection Improvements on US 124/W S-37**, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation and dated **10-29-04**, said property being herein conveyed to have a width of **see** feet, that is **special** feet on **provisions** side(s) of the survey centerline of the highway as shown on the reference plans.

SPECIAL PROVISIONS:

The above consideration is for 3,955 square feet of land and all improvements thereon, if any. Herein conveyed is property being variable in width and described as follows: Within 45 feet of the survey centerline of Road S-37 on the right between approximate survey stations 10+54 and 10+80.55, thence along a transition to 33 feet at approximate survey station 12+79.93. Also, herein conveyed is property for a 25x25 foot triangular area right of approximate survey station 10+30 at the intersection of S-37 Fish Trap Road and SC 124. Also, property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 10+00 and 12+35. This being a portion of the property acquired from James Cely Garrison, Albert W. Garrison and Francis M. Garrison by deed dated 11-18-2003 and recorded 12-12-2003 in Deed Book 781, Page 85; also by Jean W. Garrison by deed dated 11-22-1980 and recorded 11-25-1980 in Deed Book 13W, Page 341 in the records for Pickens County and shown as Tax Map No. 5059-09-15-5305.

000004757 03/17/2005 02:50:02PM
Filed At Register of Deeds
Pickens County SC
Fees Paid \$10.00

Checked	3-1-05	By	RE	DIRECTOR RIGHTS OF WAY SCDOT P.O. BOX 191 COLUMBIA, SOUTH CAROLINA 29202
Recorded		By		
Project		File No.		

Tract 2

Page 1 of 2 pages

PAYMENT
REQUESTED
3-8-05


Together with, all and singular, the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining.

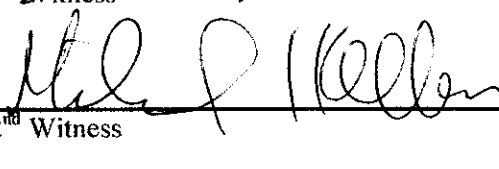
And I (or we) do hereby bind myself (or ourselves), my (or our) heirs, executor and administrators, to warrant and forever defend all and singular said premises unto said South Carolina Department of Transportation, its successors and assigns, against myself (or ourselves) and my (or our) heirs and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.


TO HAVE AND TO HOLD in fee simple, absolute and singular the said property and the rights hereinbefore granted, unto the said South Carolina Department of Transportation, its successors and assigns forever.

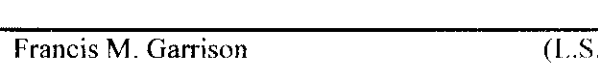
IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this 2ND day of FEBRUARY, in the year of our Lord, Two Thousand and **Five**.

Signed, sealed and delivered in the presence of:


1st Witness


2nd Witness


James Cely Garrison (L.S.)

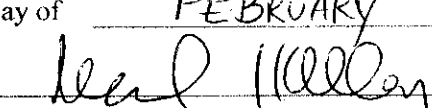

Francis M. Garrison (L.S.)

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

Personally appeared before me the undersigned witness and made oath that she/he saw the within named sign, seal and as their act and deed, deliver the within written instrument; and that she/he with the other witness whose signature appears above witnessed the execution thereof.


1st Witness

SWORN to before me this 2ND
day of FEBRUARY, 2005

NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 10-25-2011

STATE OF SOUTH CAROLINA)

COUNTY OF PICKENS)

Road/Route SC-124 & S-37)

File 39.122B)

Item)

Project STP-HE39(005))

PIN 27800)

AFFIDAVIT

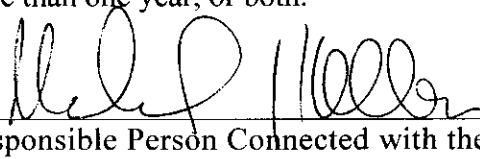
PERSONALLY appeared before me the undersigned, being duly sworn, deposes and says:

Property located on the above road or route, bearing **Pickens** COUNTY, was transferred by **James Cely Garrison** to the South Carolina Department of Transportation on **February 2, 2005**.

The above transaction is exempt, or partially exempt from the recording fee as set forth in S. C. Code Ann. Section 12-24-10 et.seq. because the deed is transferring realty to the State, its agencies and departments, and its political subdivisions, including school districts (Section 12-24-40(2).)

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Right of Way Agent for the South Carolina Department of Transportation.

I further understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Responsible Person Connected with the Transaction

SWORN to before me this 22nd

day of FEBRUARY, 2005



NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 1-7-2010

THE STATE OF SOUTH CAROLINA
COUNTY OF PICKENS

TITLE TO REAL ESTATE
Approximate Survey Station

Road/Route SC-124 & S-37
File 39.122B
Item _____
Project STP-HE39(005)
PIN 27800

10+54	To	12+79.93 Rt.
	S-37	
	To	
	To	

KNOW ALL MEN BY THESE PRESENTS, That I (or we) **James Cely Garrison, 411 Patrol Club Road, Greenville, SC 29609-6450 and Francis M. Garrison, 3812 12th Street South, Arlington, VA 22204** in consideration of the sum of **ONE THOUSAND THREE HUNDRED DOLLARS and NO/100 (\$1,300.00)** and other valuable consideration to me (or us) in hand paid at and before the sealing and delivering thereof, by the South Carolina Department of Transportation, Columbia, South Carolina, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said South Carolina Department of Transportation, its successors and assigns, all that certain real property in fee simple absolute **Intersection Improvements on US 124/W S-37**, State and County aforesaid, as shown on plans prepared by the South Carolina Department of Transportation and dated **10-29-04**, said property being herein conveyed to have a width of **see feet, that is special feet on provisions** side(s) of the survey centerline of the highway as shown on the reference plans.

SPECIAL PROVISIONS:

The above consideration is for 3,955 square feet of land and all improvements thereon, if any. Herein conveyed is property being variable in width and described as follows: Within 45 feet of the survey centerline of Road S-37 on the right between approximate survey stations 10+54 and 10+80.55, thence along a transition to 33 feet at approximate survey station 12+79.93. Also, herein conveyed is property for a 25x25 foot triangular area right of approximate survey station 10+30 at the intersection of S-37 Fish Trap Road and SC 124. Also, property herein conveyed is along a relocated centerline as shown on plans between approximate survey stations 10+00 and 12+35. This being a portion of the property acquired from James Cely Garrison, Albert W. Garrison, and Francis M. Garrison by deed dated 11-18-2003 and recorded 12-12-2003 in Deed Book 781, Page 85; also by Jean W. Garrison by deed dated 11-22-1980 and recorded 11-25-1980 in Deed Book 13W, Page 341 in the records for Pickens County and shown as Tax Map No. 5059-09-15-5305.

000004758 03/17/2005 02:50:19PM
Filed At Register of Deeds
Pickens County SC
Fees Paid \$10.00

RECEIVED
MAR 17 2005
PICKENS COUNTY, SC

RECEIVED
MAR 17 2005
PICKENS COUNTY, SC

Checked 3-105 By RE
Recorded _____ By _____
Project _____ File No. _____

DIRECTOR RIGHTS OF WAY
SCDOT P. O. BOX 181
COLUMBIA, SOUTH CAROLINA 29202

Tract 2

PAYMENT
REQUESTED
3-8-05

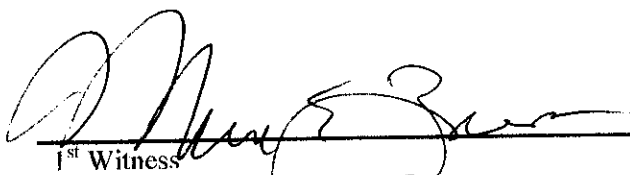
Together with, all and singular, the rights, members, hereditaments and appurtenances thereunto belonging, or in any wise incident or appertaining.

And I (or we) do hereby bind myself (or ourselves), my (or our) heirs, executor and administrators, to warrant and forever defend all and singular said premises unto said South Carolina Department of Transportation, its successors and assigns, against myself (or ourselves) and my (or our) heirs and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.


TO HAVE AND TO HOLD in fee simple, absolute and singular the said property and the rights hereinbefore granted, unto the said South Carolina Department of Transportation, its successors and assigns forever.

IN WITNESS WHEREOF, I (or we) have hereunto set my (or our) hand(s) and seal(s) this 18th day of February in the year of our Lord, Two Thousand and Five.

Signed, sealed and delivered in the presence of:


1st Witness

James Celv Garrison (I.S.)


2nd Witness

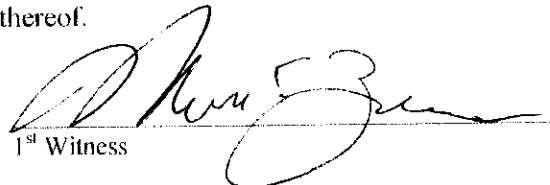

Francis M. Garrison (I.S.)

NOTE: All right of way agreements must be in writing and are subject to rejection by the South Carolina Department of Transportation.

THE STATE OF Virginia)
)
COUNTY OF Arlington)

PROBATE

Personally appeared before me the undersigned witness and made oath that she/he saw the within named sign, seal and as their act and deed, deliver the within written instrument; and that she/he with the other witness whose signature appears above witnessed the execution thereof.


1st Witness

SWORN to before me this 18th

day of February, 2005


Disclinda Kwa

NOTARY PUBLIC FOR Virginia

My Commission Expires: 12/31/2007

STATE OF SOUTH CAROLINA

COUNTY OF PICKENS

Road/Route **SC-124 & S-37**
File **39.122B**
Item
Project **STP-HE39(005)**
PIN **27800**

4758 BKD0890 PG263

AFFIDAVIT

PERSONALLY appeared before me the undersigned, being duly sworn, deposes and says:

Property located on the above road or route, bearing **Pickens** COUNTY, was transferred by **Francis M. Garrison** to the South Carolina Department of Transportation on **February 18, 2005**.

The above transaction is exempt, or partially exempt from the recording fee as set forth in S. C. Code Ann. Section 12-24-10 et.seq. because the deed is transferring realty to the State, its agencies and departments, and its political subdivisions, including school districts (Section 12-24-40(2).)


As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Right of Way Agent for the South Carolina Department of Transportation.

I further understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Responsible Person Connected with the Transaction

SWORN to before me this 22nd

day of FEBRUARY, 2005


NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 1-7-2010

PARCEL 15

LAW OFFICES OF KIM R. VARNER, ATTORNEY AT LAW, 304 PETTIGRU STREET, GREENVILLE, SC 29601

STATE OF SOUTH CAROLINA) **TITLE TO REAL ESTATE**
) (No Title Examination)
 COUNTY OF PICKENS)

KNOW ALL MEN BY THESE PRESENTS:

THAT I **JAMES E. TOLLEY**, in the State aforesaid, in consideration of the sum of ONE (\$1.00) Dollars to the grantor ^{my wife} paid at and before the sealing of these presents by the Grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold, released, and by these presents do grant, bargain, sell and release unto the said

J. E. Tolley
J. S. Tolley

JOAN S. TOLLEY, her heirs and/or assigns forever:

ADDRESS: 3676 Calhoun Memorial Highway
Greenville, SC 29611

ONE-HALF (1/2) INTEREST IN AND TO THE FOLLOWING PROPERTY:

ALL that piece, parcel, or lot of land located in Pickens County, State of South Carolina, on the North side of Highway 123 between Easley and Greenville, containing one and one-half acres, more or less, being bounded on the North, East and West by lands of J.C. Garrison and on the South by Highway 123 and lands of A.G. Wyatt Estate, and being more particularly shown and designated on a plat of the property of Gene H. Snow prepared by R. B. Bruce, R.L.S. and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast corner of the lot which iron pin is 84 feet S. 3-03 W. from the edge of the pavement; running thence S. 60-57 W., 66.5 feet to an old iron pin, corner of the old Adkins and Garrison property; thence S. 7-25 E., 81.7 feet to an old iron pin on U.S. Highway 123 right-of-way; thence N. 85-33 W., 61 feet along highway right-of-way to old iron pin; thence leaving highway right-of-way N. 7-17 E., 46.4 feet to old iron pin; thence S. 58-25 W., 89.9 feet to an iron pin; thence running up the joint line of subject property and J.C. Garrison property N. 3-38 W., 275.7 feet to old iron pin; thence continuing along the line of J.C. Garrison property N. 73-00 E., 192 feet to old iron pin; thence S. 3-00 E., 222 feet to the beginning corner.

THIS conveyance is made subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

THIS BEING the same property conveyed to the Grantor herein by deed of Gene H. Snow and Ruby Snow dated September 17, 1971, recorded September 30, 1974, in Deed Book 12-W at Page 120 in the RMC Office of Pickens County South Carolina.

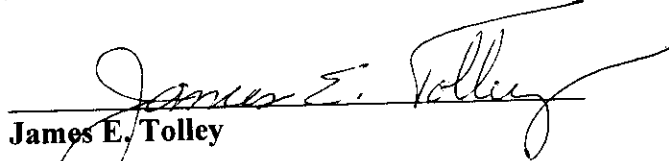
THIS conveyance is made subject to any and all restrictions, easements, zoning or rights of way for roads which may

[Faint, illegible text, possibly a stamp or signature]


000007774 04/27/2006 09:53:58AM
 Filed At Register of Deeds
 Pickens 1800000000

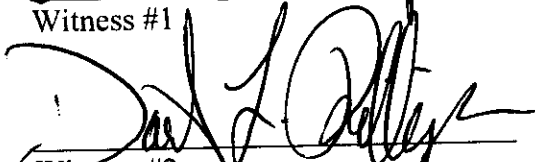
appear of record and/or on the premises, together with all singular rights, members, hereditaments and appurtenances to said premises belonging in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee (s) and the grantee's(s) heirs or successors and assigns forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantors(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 successor 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 25 day of April, 2006.


James E. Tolley

SIGNED, sealed and delivered in the presence of:


Witness #1


Witness #2

000087774
RECORDED 04/27/2006 09:53:58AM
Fee:10.00 State:0.00
County:0.00 Exempt: ☒
Pickens County, SC
Register of Deeds


STATE OF SOUTH CAROLINA)

PROBATE

COUNTY OF PICKENS)

PERSONALLY appeared the undersigned witness and made oath that s(he) saw the within names 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, witnesses the execution thereof.

SWORN TO before me this the
25 day of April, 2006.


Notary Public for South Carolina
My Commission Expires: 12-13-14


Witness #1

5059-13-14-2313

PARCEL 16

STATE OF SOUTH CAROLINA)
)
COUNTY OF PICKENS)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **JIMMY A. WATKINS** and **DIANE T. WATKINS**, in consideration of One Hundred Forty Thousand and No/100 Dollars (\$140,000.00), the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **THOMAS SC PROPERTIES, LLC**, its successors and assigns forever:

THE PROPERTY DESCRIBED ON EXHIBIT 'A'
ATTACHED HERETO AND MADE A PART HEREOF.

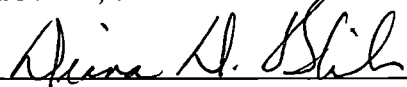
PICKENS COUNTY TAX MAP NUMBERS: 5059-13-14-4247 & 5059-13-14-3378

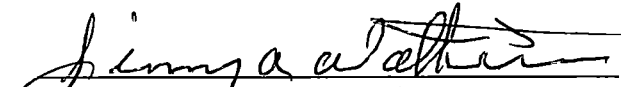
GRANTEE'S ADDRESS: 3670 Calhoun Memorial Highway, Greenville, SC 29611

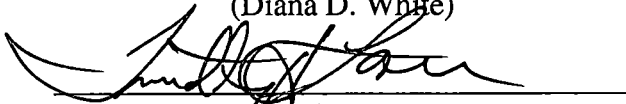
Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantee, and to the Grantee's heirs or successors and assigns, forever. And, the Grantors do hereby bind the Grantors and the Grantors' heirs or successors, executors and administrators, to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors against every person whomsoever lawfully claiming or to claim the same or any part thereof.

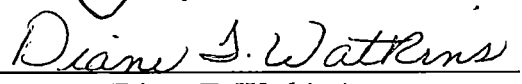
WITNESS the Grantors' hands and seals this 23rd day of May, 2018.

SIGNED, sealed and delivered in the presence of:


(Diana D. White)


(Jimmy A. Watkins)


(Timothy H. Farr)


(Diane T. Watkins)

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

Personally appeared before me, Jimmy A. Watkins and Diane T. Watkins, who acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 23rd day of May, 2018.

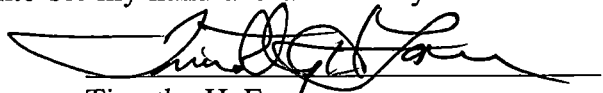

Timothy H. Farr
Notary Public for South Carolina
My commission expires: 1/20/26

EXHIBIT A

ALL that certain piece, parcel, or lot of land situate, lying, and being in the State of South Carolina, County of Pickens, on the north side of U.S. Highway 123, and according a plat of Property of Wallace G. Merck, prepared by Smith Surveyors, Inc., and dated March 3, 2003, said lot contains 0.958 acres and is more particularly described as follows, to-wit:

BEGINNING at an iron pin on U.S. Highway 123, which point is 1,384 feet, more or less, to Fish Trap Road; thence along said Highway S 87-51-38 W 135.00 feet to an iron pin; thence leaving said Highway and running N 07-17-00 W 81.71 feet to an iron pin; thence N 61-05-00 E 66.50 feet to an iron pin; thence N 3-28-11 W 222.70 feet to an iron pin; thence S 55-45-05 E 209.98 feet to an iron pin; thence S 18-59-06 W 224.50 feet to an iron pin on U.S. Highway 123, the point of Beginning.

This conveyance is made subject to all restrictions, reservations, setback lines, roadways, zoning ordinances, easements, and rights-of-way, if any, that may appear of record or on the premises.

DERIVATION: This being the same property conveyed to Grantors by Deed of Gregory A. Porter, as recorded in the Register of Deeds Office for Pickens County, South Carolina, on June 17, 2004, in Deed Book 822, Page 298.

PARCEL 17

Space above this line for recording information

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF PICKENS) (No Title Examination)

KNOW ALL MEN BY THESE PRESENTS, that **Brent Click**, hereinafter called Grantor, in consideration of the sum of One and No/100 (\$1.00) Dollars, and no other consideration to Grantor duly paid at and before the sealing of these presents by **CLICK PROPERTIES, LLC**, hereinafter, whether one or more, called Grantee (the receipt of which is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, and Grantee’s Successors and Assigns, forever:

SEE EXHIBIT "A" ATTACHED

TMS#: 5059-13-14-5361

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances, setback lines, and restrictions or protective covenants that may appear of record, on the recorded plat(s), or on the premises.

Grantee's Address: 3668 Calhoun Memorial Highway, Greenville, SC 29611

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 premises before mentioned unto the said Grantee, its successors and assigns forever.

AND THE GRANTOR does hereby bind the Grantor, and the Grantor’s Heirs, or Successors, and Personal Representatives to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee’s Successors and Assigns, against Grantor and Grantor’s Heirs, Successors, Personal Representatives and Assigns and against every person whomsoever lawfully claiming or to claim the same or any part hereof.

EXHIBIT "A"

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being shown as containing 0.428 acres, according to "Boundary Survey for Betty M. Ramey" prepared by J.C. Smith & Associates dated 8/28/96 and recorded in Plat Book 56 at Page 334 in the Pickens County ROD Office, SC, reference to said plat being hereby made for a more complete metes and bounds description thereof.

This being the same property conveyed to the Grantor herein by Mark M. Smith, recorded in the Pickens County ROD Office on February 17, 2017, in Deed Book 1839 at Page 166.

TMS#: 5059-13-14-5361

Grantor Name: **Brent Click**

)

)

)

)

-)

)

-)

more than one year, or both.

2nd

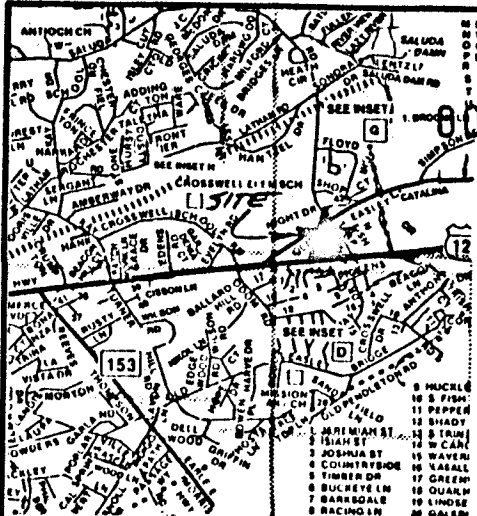
Rebecca Jones
Notary Public for South Carolina
My Commission Expires: 03/02/2025

Deed Prepared by S. Allan Hill, a Professional Corporation, Attorney/CPA, 819 E. North St., Greenville, SC 29601

PICKENS CO.
REGISTER OF DEEDS

500 Smith
98 APR 21 PM 12:12

008040



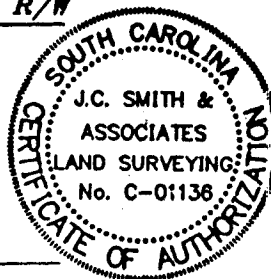
Total Area
18637 Sq. Ft.
0.428 Ac.

Frank R. Garrison Estate-

Wallace G. Merck-

Holcraft Inc.-

U.S. Hwy. No. 123-



NOTE: THE RIGHTS OF WAY INFORMATION WAS OBTAINED BY PHONE CONVERSATIONS WITH SCDOT & PICKENS COUNTY OF WHICH DOCUMENTATION WAS NOT RECEIVED BY THIS FIRM. FOR DOCUMENTATION, CONTACT THE PICKENS COUNTY OFFICE OF THE S.C.D.O.T.

REFERENCE IS HEREBY MADE TO A PLAT BY THIS FIRM DATED MAY 20, 1996.

ALSO, SEE DEED BOOKS 12-C PG. 91 AND 12-W PG. 442, AND PLATS FOR JOHN COBB BY THIS FIRM DATED 11-29-85 AND 11-01-71.

ACREAGE & PROPERTY ARE SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR ON THE GROUND.

Boundary Survey for

Betty M. Ramey

SINCE 1909

SMITH

J.C. Smith & Associates
R.L.S. #7882
P.O. Box 1090 Easley, SC
29641/864-859-5729
Fax 855-8022

Date August 28, 1996

Job# 08289620

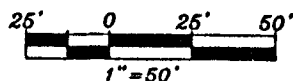
County Pickens

South Carolina

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

Thomas E. Belcher ex-16196

J. C. Smith PLS# 7882
Thomas E. Belcher PLS# 16128



PARCEL 18

STATE OF SOUTH CAROLINA)	
	)	TITLE TO REAL ESTATE
COUNTY OF PICKENS	)	(DEED ONLY)

KNOW ALL MEN BY THESE PRESENTS THAT, I, GREG PORTER, A/K/A GREG A. PORTER, A/K/A GREGORY PORTER, A/K/A GREGORY A. PORTER, A/K/A GREGORY ALLEN PORTER

in consideration of **One and 00/100 (\$1.00) Dollar** and no other consideration

to me in hand paid by Grantee(s) the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto:

**HIGHWAY 123 PROPERTIES, LLC
3630 Calhoun Memorial Highway
Greenville, SC 29611**

See attached Exhibit "A"

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 ¹³said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns, 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 13th day of January, 2021.

SIGNED, sealed and delivered
in the presence of:

Mary H. Gillespie
Witness

James M. Kallman
Witness

Greg Porter (SEAL)
Greg Porter

Greg A. Porter (SEAL)
a/k/a Greg A. Porter

Gregory Porter (SEAL)
a/k/a Gregory Porter

Gregory A. Porter (SEAL)
a/k/a Gregory A. Porter

Gregory Allen Porter (SEAL)
a/k/a Gregory Allen Porter

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this date by the above named Grantor(s).

Mary H. Gillespie
Notary Public for State of South Carolina
Printed Name: Mary H. Gillespie
My Commission expires: 02/23/2028

ROBINSON LAW FIRM, P.A.
P. O. BOX 738
EASLEY, SC 29641
864.859.7501

EXHIBIT "A"

Parcel #1a: ALL that tract of land in Pickens County, State of South Carolina, on the northern side of U.S. Highway No. 123 containing 1.68 acres + as shown on a plat prepared by John C. Smith & Son, dated February 28, 1983, and recorded in the Clerk of Court's Office for Pickens County in Plat Book 25 at Page 99. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

This property is hereby conveyed subject to easements and rights-of-way of record.

For derivation of title, see conveyance to Gregory Porter from Ronald Edwin Sandlin and Janice Karldeen Sandlin by deed dated March 23, 1983 and recorded March 28, 1983 in Deed Book 14-E, at Page 653 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-24-1532

Parcel #1b: ALL that certain piece, parcel or lot of land, in Easley Township, Pickens County, State of South Carolina, on the North side of U.S. Highway No. 123, near the City of Easley, and containing three (3) acres, more or less, and shown as Lot No. 3 on a plat of Property of J. L. Adkins, prepared by J. Mac Richardson, April 1951, and being a portion of the land conveyed to Jimmie L. Adkins by Garrison Wyatt by his deed recorded in Volume 6-R, at page 12, and adjoining lands with Frank Garrison on the North, lands with Mrs. L. E. Wyatt, now or formerly, and on the East, lands with Jimmie L. Adkins on the West, and bounded on the South by U.S. Highway No. 123, and having the following courses and distances, to-wit: BEGINNING on said State highway; thence South 86-47 West 225 feet; thence North 3-37 West 537 feet; thence North 58-41 West 213 feet; thence South 6-26 East 643 feet to the BEGINNING corner. This is the identical property conveyed to J. B. Pearce, Paul Pearce and Grace Pearce by John H. Taylor and Loretta M. Taylor by deed dated April 27, 1973, of record in Book of Deeds 12-D, at Page 998. The Late Grace Pearce devised her undivided interest to her husband, Paul Pearce, as appears in Apartment 365, File 145, Probate Court for Pickens County, South Carolina.

For derivation of title, see conveyance to Gregory Allen Porter from J. B. Pearce and Paul Pearce by deed dated December 01, 1978 and recorded December 04, 1978 in Deeds Book 13-N at Page 99 in the Register of Deeds Office for Pickens county, South Carolina.

ALSO:

Parcel #2: (Deleted)

ALSO:

Parcel #3: ALL those certain pieces, parcels or lots of land, situate, lying and being in the State of South Carolina, County of Pickens, on U.S. Hwy 123 and according to a survey by Smith Surveyors, Inc. dated June 14, 2002, and recorded in Plat Book 508, at Page 20A, said lots are known as Lots No. 1 and No. 2, containing a total of 1.199 acres and is more particularly described as is shown on said plat. Reference to said plat is hereby made for the complete metes and bound description thereof.

ALSO: ALL my right, title and interest, whatever the same may be, in and to that strip of land twenty (20) feet in width shown as a right-of-way to the land at the rear of Lot No. 1, which includes Lot No. 2, on a plat recorded in Plat Book 508, at Page 20A.

This conveyance is made subject to any and all rights of way, easements and restrictions which may appear of record and/or on the premises and specifically to the twenty (20) foot right-of-way as shown on the above reference recorded plat.

For derivation of title, see conveyance to Greg Porter from A. E. Melton, Jr. by deed dated January 11, 2005 and recorded January 12, 2005 in Deed Book 875 at Page 247 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-7227

ALSO:

Parcel #4: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being known and designated as Tract 1-B containing 1.00 acre, more or less as shown on plat prepared for Greg Porter by Jay Dunn Land Surveyor dated June 29, 2010 and recorded in the ROD Office for Pickens County in Plat Book 595 at Page 121 on July 26, 2010, having according to said plat, metes and bounds as shown thereon.

For derivation of title, see conveyance to Greg Porter from Gena B. McGowan, Edith B. Smith, and Mareon C. Stall by deed dated July 01, 2010 and recorded July 26, 2010 in Deed Book 1333 at Page 177 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5117-00-29-1141

ALSO:

Parcel #5a: ALL those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Pickens, on the Northeast side of Mullican Ford Road, now known as Mulligan Ford Road, about 300 feet East of Saluda River and being shown and designated as Lot Fifty-Eight (58) and Fifty-Nine (59) on a plat prepared by J. C. Hill, dated June, 1937, a copy of which is duly recorded in Plat Book 1920, at Page 68, in the Office of the Clerk of Court for Pickens County, South Carolina, being part of a subdivision known as Pioneer Park. Reference is made to the aforesaid plat for a more full and accurate description as to metes and bounds, courses and distances.

For derivation of title, see conveyance to Greg Porter from Nancy A. Kleckley-Hughey and David M. Kleckley by deed dated October 09, 2007 and recorded October 15, 2007 in Deed Book 1141 at Page 46 in the Register of Deeds Office for Pickens County, South Carolina.

This conveyance is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters of survey, all applicable zoning and land use ordinances.

Parcel Number: 5117-00-19-9116

Parcel #5b: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being known and designated as Pt. Tract 3 containing 0.05 acres, more or less, as shown on plat prepared for Greg Porter by Jay Dunn Land Surveyor dated June 10, 2010 and recorded in the ROD Office for Pickens County in Plat Book 595 at Page 120 on July 26, 2010 and having such metes and bounds as are shown thereon.

For derivation of title, see conveyance to Greg Porter from Edith Bryant Smith, Eugenia Bryant McGowan, Wade H. Bryant, Jr., Eleanor B. Dunlap, and Carolina H. Bryant by deed dated July 01, 2010 and recorded July 26, 2010 in Deed Book 1333 at Page 170 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5117-00-19-9116

ALSO:

Parcel #6: ALL that certain piece, parcel or tract of land in Pickens County, State of South Carolina, being shown as the western portion of Tract No. 8 on a plat of the property of Hannah Collins made by J. A. Pickens, April 3, 1944, and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin at the intersection of Highway #13 with a County Road leading

therefrom in a southwesterly direction, and running thence with said Country Road as the line S. 16 W. 2.50 chains to pin; thence S. 29 W. 1.89 chains to iron pin at the joint front corner of Tracts Nos. 8 and 7 as shown on the above mentioned plat; thence with the line of Tract No. 7 S. 49 ¼ E. 14.30 chains to stone; thence N. 34 ½ E. 4.10 chains to branch, thence up the meanders of said branch as the line 13 chains, more or less, to pin on the southern side of right-of-way of Highway #13; thence with the southern side of said right-of-way, S. 84 ¼ W. 3 chains, more or less, to a point in the County Road first above mentioned, the point of BEGINNING.

ALSO: ALL that certain piece, parcel of tract of land in Pickens County, State of South Carolina, being shown as the major portion of Tract No. 7 on Plat of the property of Hannah Collins made by J. A. Pickens, April 3, 1944, and containing 10.30 acres, more or less, and also having, according to the above-mentioned plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of a road leading from Highway #13 in a southwesterly direction at the joint front corner of Tracts Nos. 7 and 8, and running thence with the line of Tract No. 8, S. 49 ¼ E. 14.30 chains to stone; thence S. 34-½ W. 7.60 chains to pin at the rear corner of Tract No. 6; thence with the line of Tract No. 6, N. 52 W. to pin at the southwestern corner of a one-half acre tract heretofore conveyed to Joseph Fair; thence with the rear line of said tract No. 32 ¼ E. 105.65 feet to an iron pin; thence N. 52 ¼ W. 209 feet to pin on the first mentioned Road; thence with said Road as the line N. 32 E. 2.75 chains, more or less, to bend; thence continuing with said Road N. 29 E. 2.20 chains to the point of BEGINNING.

LESS, HOWEVER:

ALL that property heretofore conveyed to the South Carolina Department of Highways and Public Transportation, by Title to Real Estate, dated November 28, 1983.

For derivation of title, see conveyance to Greg Porter from H. David Sherriff by deed dated August 14, 1984 (sic) and recorded August 04, 1989 in Deed Book 73 at Page 302 in the Register of Deeds Office for Pickens County, South Carolina.

This conveyance is made subject to any and all recorded rights-of-way, easements, restrictions, and conditions; and is further subject to any of the foregoing which may appear from and inspection of the premises.

Parcel Number: 5049-13-22-2844

ALSO:

Parcel #7: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being shown and designated as Lot No. Portion of 2, as shown on a plat of the J. L. Atkins property prepared by J. Mac Richardson, Surveyor, dated April 1951, and being more particularly described according to a recent survey by R. W. Dalton as follows:

BEGINNING at an iron pin on the north side of New Easley Highway 874 feet west of the intersection of New Easley Highway and Fish Trapp Road, and running thence through Lot 2, N3-37W, 200 feet to an iron pin, thence S88-27W, 100 feet to an iron pin, thence S3-37E, 200 feet to an iron pin in the north side of New Easley Highway which pin is 100 feet east of the joint front corner of Lots 1 and 2, and running thence with said highway, N88-27E, 100 feet to point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from Clyde L. Holcombe, Jr., Margaret Ann Cobb and Mildred T. Holcombe by deed dated July 30, 2008 and recorded August 04, 2008 in Deed Book 1201 at Page 263 in the Register of Deeds Office for Pickens County, South Carolina.

The above described property is subject to any and all existing easements and/or rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any and all restrictions, covenants or zoning ordinances affecting such property as may appear of record. The above described property is specifically subject to restrictions governing said property as appear in the Register of Deeds Office for Pickens County, South Carolina in:

Parcel Number: 5059-13-14-9289

ALSO:

Parcel #8a: ALL that lot of land in the County of Pickens, State of South Carolina, in Easley Township, near Easley, S. C., shown as a portion of the property of Carl W. Reeves in Deed Book 4-Y, at Page 228, on plat of Hodges Development Co., Inc. in Plat Book 4-Y, at Page 228, having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of S. C. Highway 123, at Fannie Tanner Property, situate 530 feet west of the intersection of a County Road; and running thence along Tanner Property South 01-00 West 150 feet to an iron pin corner; thence along Dodson South 84-40 West 256.2 feet to an iron pin corner; thence North 01-00 East 150 feet to an iron pin on S. C. Highway 123; thence with said Highway North 84-40 East 256.2 feet to the point of BEGINNING.

This lot is subject to an easement for the joint use reserved to Ernest R. and Kasie Dodson for a 12 foot driveway on the eastern side of a 15 foot driveway on the western side of said property as will appear in Deed Book 10-A, at Page 293.

Together with an easement for the use of water from well No. 1 shown on said plat, provided that said use did not diminish the water supply of well No. 2, together with the right to clean-out, shore-up or improve said well.

Together with an easement of ingress and egress over a triangular tract west of the above-specified lot, described as follows;

BEGINNING at an iron pin on the southern side of S. C. Highway 123 at the northwestern corner of the above lot, and running with it South 01-00 West 50 feet to an iron pin corner; thence North 73-45 West 135 feet to an iron pin corner; thence along said highway North 84-40 East 131.1 feet to the point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from Marian M. Moorhead and Kenneth J. Moorhead by deed dated February 28, 2001 and recorded March 06, 2001 in Deed Book 598 at Page 317 in the Register of deeds Office for Pickens County, South Carolina.

ALSO:

Parcel #8b: ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, on the south side of U.S. Highway 123, between Greenville and Easley, containing 6.22 acres, more or less, according to a plat dated 9-1-93 by T. Craig Keith for Essie Dodson and being more particularly described as follows, to-wit:

BEGINNING at a point located on the south side of the right-of-way for U.S. Highway 123; thence along the highway right-of-way North 84-40 East 131.1 feet to a point on the highway right-of-way; thence leaving the highway right-of-way and running South 1 West 150.0 feet to a point; thence North 84-40 East 160.2 feet to a point; thence South 3-56 West 195.14 feet to a point; thence South 10-25 East 90.54 feet to a point; thence South 78-48 East 22.75 feet to a point in the 12 foot right-of-way; thence South 77-32 East 60.82 feet to a point; thence South 2 West 362.83 feet to a point; thence South 65-13 West 413.50 feet to a point; thence North 0-57 East 959.85 feet to a point on the highway right-of-way, the point of BEGINNING.

ALSO: A right-of-way or easement to use the 12 foot driveway located on the eastern side, and a right-of-way or easement to use the 15 driveway located on the western side of the property conveyed from Ernest R. Dodson and Essie Dodson to Hodges Development Co.

as found in Deed Book 10-A at Page 293, with reference being made to said conveyance recorded in Deed Book 10-A, at Page 293 for the terms of said easements.

ALSO: A right-of-way or easement for ingress and egress over and across the 12 foot right-of-way located on the eastern side of the property conveyed from Ernest R. Dodson and Essie Dodson to Hodges Development Co. as found in Deed Book 10-A at Page 293 and a right-of-way for ingress and egress over and across the property conveyed from Essie G. Dodson to Gary Renner and Lynn Renner as found in Deed Book 229 at Page 79, said right-of-way running from U.S. Highway 123, over and across the property conveyed to Hodges Development Co. and over and across the property conveyed to Renner, to other property owned by Grantor and conveyed herein to Grantee, with reference being made to said Deed Book 10-A, at Page 293 and Deed Book 229, at Page 79 for the terms of said easements.

This conveyance is made subject to the right-of-way or easement for ingress, egress and parking over and upon and along that triangular tract of land located at the northwest corner of the property herein conveyed, as found in the conveyance from Ernest R. Dodson and Essie Dodson to Hodges Development Co. recorded in Deed Book 10-A at Page 293, reference to said deed being made for the exact terms and located of the right-of-way.

For derivation of title, see conveyance to Gregory A. Porter from Marvin G. Dodson by deed dated October 21, 1999 and recorded October 25, 1999 in Deed Book 512 at Page 147 in the Register of Deeds Office for Pickens County, South Carolina.

ALSO:

Parcel #8c: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, East of the City of Easley and located 150 feet South of the South side of U.S. Highway 123 and according to a plat by T. Craig Keith, Surveyor, of property of Essie Dodson dated September 01, 1993, said lot contains 0.65 acre, more or less, and according to said plat is more particularly described as follows, to-wit:

BEGINNING at a point at an iron pin at the northeast corner of the lot, which iron pin is located South 2-00 West 150 feet from an iron pin on the highway right-of-way; thence South 2 West 310.0 feet to an iron pin; thence along the line of the remaining property of Essie Dodson North 77-32 West 60.82 feet to a point in the center of the right-of-way; thence North 79-48 West 22.75 feet to a point; thence North 10-25 West 90.54 feet to a point; thence North 3-56 East 195.13 feet to a point on the line in Moorehead Oil Co.; thence North 84-40 West 96.0 feet to the point of BEGINNING corner.

ALSO: A non-exclusive right-of-way for ingress and egress 12 feet in width from the

northeast corner of the lot herein conveyed running North East 150.00 feet to the right-of-way of U.S. Highway 123.

For derivation of title, see conveyance to Greg Porter from Garry Renner and Lynn Renner by deed dated January 31, 2000 and recorded February 01, 2000 in Deed Book 528 at Page 56 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5049-16-73-5371

ALSO:

Parcel #9: ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Pickens, being shown and designated as Lot 3 located at 3656 Calhoun Memorial Highway, according to a survey prepared for Juan J. Perez by G. M. Powell Surveying, dated August 26, 1997, recorded in Plat Book 56, at Page 64, reference to which is hereby craved for a more complete and accurate description.

ALSO: A 20 foot right-of-way located on the south side of the above lot to be used jointly with the owners of Lot No. 2 for ingress and egress leading in a westerly direction from Lot No. 2 to an easterly course along the southern part of Lots No. 3 and 4, and eastern side of Lot No. 1 leading in to U.S. Highway 123 as shown on said plat.

For derivation of title, see conveyance to Gregory A. Porter from Juan A. Perez, a/k/a Juan J. Perez by deed dated May 20, 2005 and recorded May 26, 2005 in Deed Book 908 at Page 39 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-7421

ALSO:

Parcel #10: ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, Easley Township, and being more fully described as follows, to wit:

BEGINNING on an iron pin on Frank Garrison Estate; thence S10-53W 263.8 feet to an iron pin; thence S87-39 W 124.8 feet to an iron pin; thence N2-21W 156.5 feet to an iron pin, thence N59-17E 210.5 feet to the point of BEGINNING, and being known and designated as Lot No. 4 on Plat of John C. Smith, Surveyor, dated November 7, 1960, and containing 0.5 acre, more or less, and being bounded on the north by Frank Garrison Estate, east by Wyatt Estate, southwest by Lot No. 1 and west by Lot No. 3.

ALSO: A joint use of 20 foot driveway leading from the above lot in a southerly direction along Lot No. 1 as shown on the above referred to plat, reference to which is hereby made for a more complete and accurate description. This driveway to be used by owners of Lots Nos. 3 and 2 and 4 for ingress and egress purposes.

For derivation of title, see conveyance to Greg Porter from Shirley M. Duncan by deed dated November 05, 1996 and recorded November 07, 1996 in Deed Book 346 at Page 333 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-8425

ALSO:

Parcel #11: ALL that certain piece, parcel or tract of land, together with all improvements thereon, containing 1.562 acres, more or less, situate, lying and being on the Southern side of U.S. Highway 123, in the County of Pickens, State of South Carolina, and being shown and designated on plat entitled, "Property of Tires, Inc.," dated January 15, 1988, prepared by Kermit T. Gould, RLS, recorded in the Office of the Clerk of the Court for Pickens County, South Carolina, in Plat Book 33, at Page 74-A. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

For derivation of title, see conveyance to Gregory A. Porter from G.T.B., Inc. by deed dated July 29, 1992 and recorded August 03, 1992 in Deed Book 174 at Page 60 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-14-23-6957

ALSO:

Parcel #12: ALL that tract of land in Pickens County, State of South Carolina, on the northern side of U.S. Highway 123, as shown on a plat of John C. Smith and Son, dated February 28, 1983, containing .46 acre, said plat to be recorded in the Clerk of Court's Office for Pickens Count, as shown in Plat Book 25, at Page 894. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

For derivation of title, see conveyance to Gregory Porter from Ronald Edwin Sandlin and Janice Karldeen Sandlin by deed dated January 03, 1984 and recorded January 13, 1984 in Deed Book 14-I at Page 267 in the Register of Deeds Office for Pickens county, South Carolina.

Parcel Number: 5059-13-24-0289

ALSO:

Parcel #13a: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, being bounded on the South by the right-of-way of S.C. State Highway 123, on the North by the right-of-way of old S.C. State Highway 123, on the East by George's Creek and by land now or formerly owned by Garrison and on the West by land now or formerly owned by Miller, said tract containing 2.25 acres, more or less, and being more fully described according to plat of John C. Smith and J. Coke Smith, Surveyors, dated June 10, 1952, as follows:

BEGINNING at a point on the right-of-way of Highway 123 which point is 80 feet from the center line of said highway running thence along line of land now or formerly owned by Miller North 8-40 East 389 feet to the right-of-way of Old S.C. State Highway 123; thence along highway right-of-way North 65-15 East 223 feet to George's Creek; thence down George's Creek in the southeasterly direction 65 feet; thence leaving the creek and running along line of land now or formerly owned by Garrison South 8-40 West 420.5 feet to point within and along the highway right-of-way; thence South 89-50 West 210 feet to a point of BEGINNING. A strip 16 feet in width and 210 feet in length is according to the aforesaid plat within the highway right-of-way.

LESS HOWEVER: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens; being bounded on the North by the right-of-way of Old South Carolina State Highway 123, (now known as South Carolina State Highway No. 125); on the South by other land of Carole Martin; on the East by Georges Creek and by land now or formerly owned by Frank Garrison; and on the West by land now or formerly owned by Tom and Bill Miller; containing one (1) acre, more or less, and being fully described as follows:

BEGINNING on the South side of the right-of-way of Old South Carolina Highway 123, pin the center of Georges Creek (the Northeast corner of the land herein conveyed); thence down Georges Creek 65 feet; thence along line of land now or formerly owned by Frank Garrison South 8-40 West 158.5 feet; thence along line of Land of the grantor (a new line) South 89-50 West 210 feet; thence along line of land now or formerly owned by Tom and Bill Miller North 8-40 East 127 feet to the right-of-way of Old South Carolina State Highway 123; thence along the Highway right-of-way North 65-15 East 223 feet to the BEGINNING corner.

ALSO: A right-of-way fifteen (15) feet in width running over and across the land hereinabove conveyed from the South side of the right-of-way of Old South Carolina State Highway 123 (now known as South Carolina State Highway 124) to the North line of the

land of the grantor. The center line of this right-of-way shall be the center line of a graveled road now in existence and in use by the grantor. This right-of-way so reserved shall include the right of travel by motor vehicles, and shall be construed as and easement appurtenant to the land which the grantor owns bounding property owned now or formerly by Whitaker on the South, and such right-of-way shall remain open and unobstructed for the free, joint and common use of the owner(s) of the lot herein described.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matter shown on recorded plats.

For derivation of title, see conveyance to Gregory A. Porter from Carole Martin by deed dated January 22, 1997 and recorded January 24, 1997 in Deed Book 358 at Page 124 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

Parcel #13b: ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, and according to a plat by Smith Surveyors, Inc., dated May 01, 2001; said tract is known and designated as Tract B, contains 0.970 acre, and is more particularly described as follows, to-wit:

BEGINNING at an iron pin on S.C. Highway No. 124, common corner with property now or formerly of Elizabeth Camp; thence along the highway North 65-16-41 East 189.02 feet to an iron pin; thence continue along the highway North 65-19-22 East 245.49 feet to an iron pin, common corner with property now or formerly of Stevens; thence along the Stevens line South 08-23-51 West 182.58 feet to an iron pin; thence South 89-07-34 West 208.69 feet to an iron pin; thence South 08-31-39 West 51.91 feet to an iron pin; common rear corner with Tract A; thence along the common boundary line of Tracts A and B 87-56-42 West 149.08 feet to an iron pin; thence along the common boundary line with Camp North 02-41-11 West 59.00 feet to an iron pin, the point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from the State of South Carolina, ex rel. Robert M. Arial, Solicitor, Thirteenth Judicial Circuit by deed dated May 17, 2001 and recorded May 23, 2001 in Deed Book 613, at Page 255 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

Parcel #13c: ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens; being bounded on the North by the right-of-way of Old South Carolina State Highway 123, (now known as South Carolina State

Highway No. 124); on the South by other land of Carole Martin; on the East by Georges Creek and by land now or formerly owned by Frank Garrison; and on the West by land now or formerly owned by Tom and Bill Miller; containing one (1) acre, more or less, and being more fully described as follows:

BEGINNING on the South side of the right-of-way of Old South Carolina Highway 123, in the center of Georges Creek (the Northeast corner of the land herein conveyed); thence down Georges Creek 65 feet; thence along the line of land now or formerly owned by Frank Garrison, South 8-40 West 158.5 feet; thence along line of land of Carole Martin (a new line) South 89-50 West, 210 feet; thence along line of land now or formerly owned by Tom and Bill Miller, North 8-40 East, 127 feet to the right-of-way of Old South Carolina State Highway 123; thence along the Highway right-of-way, North 65-15 East 223 feet to the BEGINNING corner.

This conveyance is subject to a right-of-way fifteen (15) in width running over and across the land hereinabove conveyed from the South side of right-of-way of Old South Carolina State Highway 123 (now known as South Carolina State Highway 124) to the North line of the land now or formerly of Carole Martin, being more particularly described in Deed Book 98, at Page 254.

For derivation of title, see conveyance to Gregory A. Porter from Joseph B. Stevens by deed dated October 01, 2001 and recorded October 03, 2001 in Deed Book 637, at Page 121 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

ALSO:

Parcel #14: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, shown and designated as Tract A, containing 0.471 acres, according to a plat prepared by Smith Surveyors, Inc., dated May 01, 2001, and recorded May 23, 2001 in the Register of Deeds Office for Pickens County, South Carolina, in Plat Book 420 at Page 11-B, reference being made hereto to said plat for the exact metes and bounds thereof.

For derivation of title, see conveyance to Greg A. Porter from Hamby Properties, LLC by deed dated March 01, 2016 and recorded March 11, 2016 in Deed Book 1754, at Page 73 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-12

EXHIBIT "A"

1. 3630 Calhoun Memorial Hwy.
N/Side Highway 123, R0030109
Greenville, SC
Parcel Number: 5059-13-24-1532
2. Cancelled
3. 3664 Calhoun Memorial Hwy.
N/Side Highway 123, Plat R0029987
Greenville, SC
Parcel Number: 5059-13-14-7227
4. NE/Side Mulligan Ford Hill Road
R0081071
Cleveland, SC
Parcel Number: 5117-00-29-1141
5. 217 Mulligan Ford Hill Road
Lots 58 & 59, Plat 1920/6, R0032990
Cleveland, SC
Parcel Number: 5117-00-19-9116
6. 129 Collins Road
S/Side Highway 123, R0058500
Easley, SC
Parcel Number: 5049-13-22-2844
7. 3642 Calhoun Memorial Hwy.
Port Lot 2, N/Side Highway, R0030080
Greenville, SC
Parcel Number: 5059-13-14-9289
8. 4037 Calhoun Memorial Hwy.
S/Side Highway 123, R0066709
Easley, SC
Parcel Number: 5049-16-73-5371
9. 3656 Calhoun Memorial Hwy.
Lot 3, Plat 56/64 Off, R0030014
Greenville, SC
Parcel Number: 5059-13-14-7421
10. 3652 Calhoun Memorial Hwy.
N/Side Highway 123, R0030039
Greenville, SC
Parcel Number: 5059-13-14-8425
11. 3613 Calhoun Memorial Hwy.
Highway 123, Plat 33/74A,
R0027666
Greenville, SC
Parcel Number: 5059-14-23-6957
12. 3640 Calhoun Memorial Hwy.
N/Side Highway 123, R0030059
Greenville, SC
Parcel Number: 5059-13-24-0289
13. 3718 Calhoun Memorial Hwy.
N/Side Highway 123
Tract R0067423
Greenville, SC
Parcel Number: 5059-13-04-4492
14. 3784 Calhoun Memorial Hwy.
Highway's 123, 124
Tract R0065441
Greenville, SC
Parcel Number: 5059-13-04-1254

STATE OF SOUTH CAROLINA)
)
 COUNTY OF PICKENS)

TITLE TO REAL ESTATE

000000674
 RECORDED 01/12/2005 03:32:34PM
 Fee:10.00 State:520.00
 County:220.00 Exempt:-----
 Pickens County, SC
 Register of Deeds

KNOW ALL MEN BY THESE PRESENTS THAT I, A. E. MELTON, JR.,

in consideration of TWO HUNDRED THOUSAND AND NO/100 (\$200,000.00).....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:

GREG PORTER, his heirs and assigns, forever:
 3630 Calhoun Memorial Hwy.
 Greenville, SC 29611

ALL those certain pieces, parcels or lots of land, situate, lying and being in the State of South Carolina, County of Pickens, on U. S. Hwy 123 and according to a survey by Smith Surveyors, Inc. dated June 14, 2002, and recorded in Plat Book 508, at Page 20A, said lots are known as Lots No. 1 and No. 2, containing a total of 1.199 acres and is more particularly described as is shown on said plat. Reference to said plat is hereby made for the complete metes and bound description thereof.

ALSO: ALL my right, title and interest, whatever the same may be, in and to That strip of land twenty (20) feet in width shown as a right of way to the land at the rear of Lot No. 1, which includes Lot No. 2, on plat recorded in Plat Book 508, at Page 20A.

This conveyance is made subject to any and all rights of way, easements and restrictions which may appear of record and/or on the premises and specifically to the twenty (20) foot right of way as shown on the above referenced recorded plat.

This is the identical property conveyed to A. E. Melton, Jr. By Industrial Specialty, Inc. by deed dated February 14, 1997 and recorded in Deed Book 361, at Page 299, in the Register of Deeds Office for Pickens County, South Carolina.

Tax Map No.: 5059-13-14-7227

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 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 11th day of January, 2005.

SIGNED, sealed and delivered
 in the presence of:

James M. Robinson A E Melton Jr (SEAL)
Harry L. Brown (SEAL)

STATE OF SOUTH CAROLINA)
 COUNTY OF PICKENS)

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 11th
 day of January, 2005.

James M. Robinson
 Notary Public for State of South Carolina
 My Commission expires: 9-5-11

ROBINSON LAW FIRM, P.A. - P. O. BOX 738 - EASLEY, SC 29641 - 864/859-7501

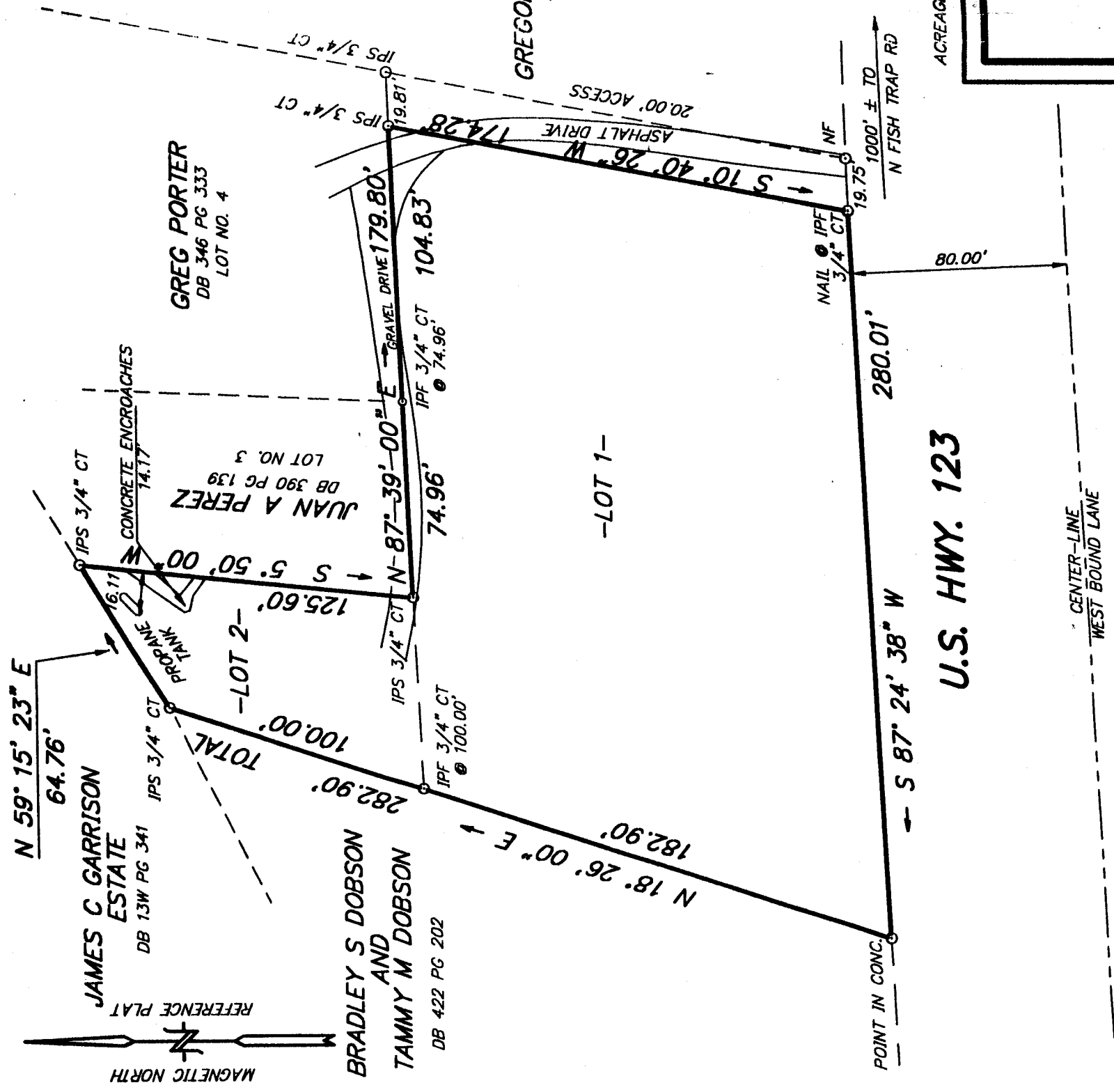
COUNTY ASSESSOR
 100 N. CANE LAKE, # 3
 EASLEY, SC 29641

COUNTY AUDITOR
 300 McDANIEL AVE., # 7
 PICKENS, SC 29671

508 20A

For I know that my redeemer liveth, and that he shall stand at the latter day upon the earth

18106 BK 300 PG 20A



000018106 09/14/2004 09:02:03AM
Filed At Register of Deeds
Pickens County SC
Fees Paid \$10.00

GREG PORTER
DB 346 PG 333
LOT NO. 4

JUAN A PEREZ
DB 390 PG 139
LOT NO. 3

GREGORY ALLEN PORTER
DB 14E PG 653

BRADLEY S DOBSON
AND
TAMMY M DOBSON
DB 422 PG 202

JAMES C GARRISON
ESTATE
DB 13W PG 341

LOCATION MAP
(NOT TO SCALE)

LOT 1 AND 2
TOTAL AREA
52249.55 SQ.FT. 1.199 ACRES

3558 CALHOUN MEM. HWY.
EASLEY, S.C. 29640
TMS # L13-00-1090

REFERENCE IS HEREBY MADE TO A PLAT FOR GEORGE L. SIMON BY THIS FIRM DATED JANUARY 13, 1961,
AND ALSO A PLAT FOR GREGORY A. PORTER BY THIS FIRM DATED OCTOBER 21, 1996.
ACREAGE & PROPERTY ARE SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS OF RECORD OR ON THE GROUND.



SMITH SURVEYORS, INC.
6907-C Calhoun Mem. Hwy.
Easley, SC 29640
Phone: 864-859-5729
Fax: 864-855-8022
smithsurveyors@charter.net

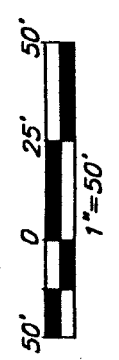
COUNTY PICKENS
SOUTH CAROLINA

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE
INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON
WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS
OF THE MINIMUM STANDARDS MANUAL FOR THE
PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA
AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A
CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE
ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS
OTHER THAN SHOWN.

Robert Dale Kirk

J.C. SMITH PLS # 7882
ROBERT DALE KIRK PLS # 16133
THOMAS E. BELCHER PLS # 16126

SURVEY FOR
A E MELTON



DATE JUNE 14, 2002
JOB# 06140260

PARCEL 19

STATE OF SOUTH CAROLINA

COUNTY OF PICKENS

KNOW ALL MEN BY THESE PRESENTS, that Ronald Edwin Sandlin and Janice Karldeen Sandlin

in consideration of Fifteen Thousand and 00/100ths (\$15,000.00) ----- 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
Gregory Porter, his heirs and assigns forever:

ALL that tract of land in Pickens County, State of South Carolina, on the northern side
of U. S. Highway No. 123 containing 1.68 acres + as shown on a plat prepared by John C.
Smith & Son, dated February 28, 1983, and recorded in the Clerk of Court's Office for
Pickens County in Plat Book 25 at Page 99 and having the following metes and
bounds:

Beginning at an iron pin on Highway 123 at the corner of Tract No. 1 and running N. 10-
50 E. 437.94 feet to an iron pin; thence running N. 58-41 E. 219.64 feet to an iron pin;
thence running S. 02-06 E. 336.9 feet to an iron pin; thence running S. 87-47 W. 101.16
feet to an iron pin; thence running S. 89-39 W. 99.76 feet to an iron pin; thence run-
ning S. 01-53 E. 199.98 feet to an iron pin; thence running S. 87-57 W. 88.21 feet to the
point of beginning.

This property is hereby conveyed subject to easements and rights of way of record.

This being a portion of the property conveyed to the Grantors herein, Ronald Edwin
Sandlin and Janice Karldeen Sandlin, by deed of Clyde Sandlin and Grace E. Sandlin
dated February 21, 1983, and recorded in the County Court House for Pickens County
in Deed Book 14E at Page 281.

No title examination by preparer of deed.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining; 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 against every per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 23 day of March, 1983

SIGNED, sealed and delivered in the presence of:

Homer M. Hall
Virginia A. Newell

Ronald Edwin Sandlin (SEAL)
RONALD EDWIN SANDLIN
Janice Karldeen Sandlin (SEAL)
JANICE KARLDEEN SANDLIN (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS

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 23 day of March, 1983

Virginia A. Newell (SEAL)
Notary Public for South Carolina.

Homer M. Hall

My commission expires 4-16-12

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS

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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and es-
tate, 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
23 day of March, 1983

Virginia A. Newell (SEAL)
Notary Public for South Carolina.

Janice Karldeen Sandlin
JANICE KARLDEEN SANDLIN

My commission expires 4-16-12

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

056374

STATE OF SOUTH CAROLINA

COUNTY OF PICKENS

OLIVER A. NEALY
FILED

RONALD EDWIN SANDLIN and
JANICE KARLDEEN SANDLIN ✓

MAR 20 10 57 AM '83

TO

CLERK OF COURT
PICKENS, S.C.

GREGORY PORTER

Rt. 11 Hwy 123
Greenville, S.C. 29611

TITLE TO REAL ESTATE

I hereby certify that the within Deed has been this

28th day of March 1983

at 10:57 A.M. recorded in Book 14-E of

Deeds page 653

Oliver A. Nealy Pickens
Register of Mesne Conveyance County

I hereby certify that the within Deed has been this

day of

19 recorded in Book page

Auditor

County

~~PROPERTY~~
DEED

BOOK 14-E PAGE 653

RECORDED March 28 19 83

TIME 10:57

CARD _____ OF _____ CARDS

GRANTOR

Ronald Edwin Sandlin
Janice Karldeen Sandlin

GRANTEE

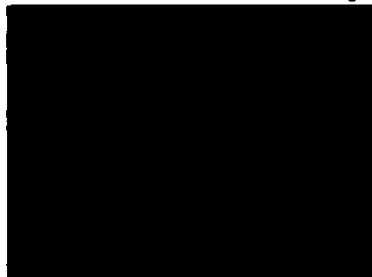
Gregory Porter

DESCRIPTION

1.68+ acres, US Hwy.123

SATISFACTION

CLERK OF COURT
PICKENS COUNTY
PICKENS, S.C.



DO NOT REFILE THIS FILM CARD

RETURN TO CLERK OR DEPUTY OR
PLACE IN REFILE TRAY.

NOTICE: THIS FILM AND CARD MAY NOT BE
ALTERED NOR DAMAGED IN ANY MANNER NOR
REMOVED FROM THE CLERKS OFFICE UNDER
PENALTY OF LAW.

STATE OF SOUTH CAROLINA)	
	)	TITLE TO REAL ESTATE
COUNTY OF PICKENS	)	(DEED ONLY)

KNOW ALL MEN BY THESE PRESENTS THAT, I, GREG PORTER, A/K/A GREG A. PORTER, A/K/A GREGORY PORTER, A/K/A GREGORY A. PORTER, A/K/A GREGORY ALLEN PORTER

in consideration of **One and 00/100 (\$1.00) Dollar** and no other consideration

to me in hand paid by Grantee(s) the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto:

**HIGHWAY 123 PROPERTIES, LLC
3630 Calhoun Memorial Highway
Greenville, SC 29611**

See attached Exhibit "A"

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 ¹³said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns, 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 13th day of January, 2021.

SIGNED, sealed and delivered
in the presence of:

Mary H. Gillespie
Witness

James M. Kallman
Witness

Greg Porter (SEAL)
Greg Porter

Greg A. Porter (SEAL)
a/k/a Greg A. Porter

Gregory Porter (SEAL)
a/k/a Gregory Porter

Gregory A. Porter (SEAL)
a/k/a Gregory A. Porter

Gregory Allen Porter (SEAL)
a/k/a Gregory Allen Porter

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this date by the above named Grantor(s).

Mary H. Gillespie
Notary Public for State of South Carolina
Printed Name: Mary H. Gillespie
My Commission expires: 02/23/2028

ROBINSON LAW FIRM, P.A.
P. O. BOX 738
EASLEY, SC 29641
864.859.7501

EXHIBIT "A"

Parcel #1a: ALL that tract of land in Pickens County, State of South Carolina, on the northern side of U.S. Highway No. 123 containing 1.68 acres + as shown on a plat prepared by John C. Smith & Son, dated February 28, 1983, and recorded in the Clerk of Court's Office for Pickens County in Plat Book 25 at Page 99. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

This property is hereby conveyed subject to easements and rights-of-way of record.

For derivation of title, see conveyance to Gregory Porter from Ronald Edwin Sandlin and Janice Karldeen Sandlin by deed dated March 23, 1983 and recorded March 28, 1983 in Deed Book 14-E, at Page 653 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-24-1532

Parcel #1b: ALL that certain piece, parcel or lot of land, in Easley Township, Pickens County, State of South Carolina, on the North side of U.S. Highway No. 123, near the City of Easley, and containing three (3) acres, more or less, and shown as Lot No. 3 on a plat of Property of J. L. Adkins, prepared by J. Mac Richardson, April 1951, and being a portion of the land conveyed to Jimmie L. Adkins by Garrison Wyatt by his deed recorded in Volume 6-R, at page 12, and adjoining lands with Frank Garrison on the North, lands with Mrs. L. E. Wyatt, now or formerly, and on the East, lands with Jimmie L. Adkins on the West, and bounded on the South by U.S. Highway No. 123, and having the following courses and distances, to-wit: BEGINNING on said State highway; thence South 86-47 West 225 feet; thence North 3-37 West 537 feet; thence North 58-41 West 213 feet; thence South 6-26 East 643 feet to the BEGINNING corner. This is the identical property conveyed to J. B. Pearce, Paul Pearce and Grace Pearce by John H. Taylor and Loretta M. Taylor by deed dated April 27, 1973, of record in Book of Deeds 12-D, at Page 998. The Late Grace Pearce devised her undivided interest to her husband, Paul Pearce, as appears in Apartment 365, File 145, Probate Court for Pickens County, South Carolina.

For derivation of title, see conveyance to Gregory Allen Porter from J. B. Pearce and Paul Pearce by deed dated December 01, 1978 and recorded December 04, 1978 in Deeds Book 13-N at Page 99 in the Register of Deeds Office for Pickens county, South Carolina.

ALSO:

Parcel #2: (Deleted)

ALSO:

Parcel #3: ALL those certain pieces, parcels or lots of land, situate, lying and being in the State of South Carolina, County of Pickens, on U.S. Hwy 123 and according to a survey by Smith Surveyors, Inc. dated June 14, 2002, and recorded in Plat Book 508, at Page 20A, said lots are known as Lots No. 1 and No. 2, containing a total of 1.199 acres and is more particularly described as is shown on said plat. Reference to said plat is hereby made for the complete metes and bound description thereof.

ALSO: ALL my right, title and interest, whatever the same may be, in and to that strip of land twenty (20) feet in width shown as a right-of-way to the land at the rear of Lot No. 1, which includes Lot No. 2, on a plat recorded in Plat Book 508, at Page 20A.

This conveyance is made subject to any and all rights of way, easements and restrictions which may appear of record and/or on the premises and specifically to the twenty (20) foot right-of-way as shown on the above reference recorded plat.

For derivation of title, see conveyance to Greg Porter from A. E. Melton, Jr. by deed dated January 11, 2005 and recorded January 12, 2005 in Deed Book 875 at Page 247 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-7227

ALSO:

Parcel #4: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being known and designated as Tract 1-B containing 1.00 acre, more or less as shown on plat prepared for Greg Porter by Jay Dunn Land Surveyor dated June 29, 2010 and recorded in the ROD Office for Pickens County in Plat Book 595 at Page 121 on July 26, 2010, having according to said plat, metes and bounds as shown thereon.

For derivation of title, see conveyance to Greg Porter from Gena B. McGowan, Edith B. Smith, and Mareon C. Stall by deed dated July 01, 2010 and recorded July 26, 2010 in Deed Book 1333 at Page 177 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5117-00-29-1141

ALSO:

Parcel #5a: ALL those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Pickens, on the Northeast side of Mullican Ford Road, now known as Mulligan Ford Road, about 300 feet East of Saluda River and being shown and designated as Lot Fifty-Eight (58) and Fifty-Nine (59) on a plat prepared by J. C. Hill, dated June, 1937, a copy of which is duly recorded in Plat Book 1920, at Page 68, in the Office of the Clerk of Court for Pickens County, South Carolina, being part of a subdivision known as Pioneer Park. Reference is made to the aforesaid plat for a more full and accurate description as to metes and bounds, courses and distances.

For derivation of title, see conveyance to Greg Porter from Nancy A. Kleckley-Hughey and David M. Kleckley by deed dated October 09, 2007 and recorded October 15, 2007 in Deed Book 1141 at Page 46 in the Register of Deeds Office for Pickens County, South Carolina.

This conveyance is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters of survey, all applicable zoning and land use ordinances.

Parcel Number: 5117-00-19-9116

Parcel #5b: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being known and designated as Pt. Tract 3 containing 0.05 acres, more or less, as shown on plat prepared for Greg Porter by Jay Dunn Land Surveyor dated June 10, 2010 and recorded in the ROD Office for Pickens County in Plat Book 595 at Page 120 on July 26, 2010 and having such metes and bounds as are shown thereon.

For derivation of title, see conveyance to Greg Porter from Edith Bryant Smith, Eugenia Bryant McGowan, Wade H. Bryant, Jr., Eleanor B. Dunlap, and Carolina H. Bryant by deed dated July 01, 2010 and recorded July 26, 2010 in Deed Book 1333 at Page 170 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5117-00-19-9116

ALSO:

Parcel #6: ALL that certain piece, parcel or tract of land in Pickens County, State of South Carolina, being shown as the western portion of Tract No. 8 on a plat of the property of Hannah Collins made by J. A. Pickens, April 3, 1944, and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin at the intersection of Highway #13 with a County Road leading

therefrom in a southwesterly direction, and running thence with said Country Road as the line S. 16 W. 2.50 chains to pin; thence S. 29 W. 1.89 chains to iron pin at the joint front corner of Tracts Nos. 8 and 7 as shown on the above mentioned plat; thence with the line of Tract No. 7 S. 49 ¼ E. 14.30 chains to stone; thence N. 34 ½ E. 4.10 chains to branch, thence up the meanders of said branch as the line 13 chains, more or less, to pin on the southern side of right-of-way of Highway #13; thence with the southern side of said right-of-way, S. 84 ¼ W. 3 chains, more or less, to a point in the County Road first above mentioned, the point of BEGINNING.

ALSO: ALL that certain piece, parcel of tract of land in Pickens County, State of South Carolina, being shown as the major portion of Tract No. 7 on Plat of the property of Hannah Collins made by J. A. Pickens, April 3, 1944, and containing 10.30 acres, more or less, and also having, according to the above-mentioned plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of a road leading from Highway #13 in a southwesterly direction at the joint front corner of Tracts Nos. 7 and 8, and running thence with the line of Tract No. 8, S. 49 ¼ E. 14.30 chains to stone; thence S. 34-½ W. 7.60 chains to pin at the rear corner of Tract No. 6; thence with the line of Tract No. 6, N. 52 W. to pin at the southwestern corner of a one-half acre tract heretofore conveyed to Joseph Fair; thence with the rear line of said tract No. 32 ¼ E. 105.65 feet to an iron pin; thence N. 52 ¼ W. 209 feet to pin on the first mentioned Road; thence with said Road as the line N. 32 E. 2.75 chains, more or less, to bend; thence continuing with said Road N. 29 E. 2.20 chains to the point of BEGINNING.

LESS, HOWEVER:

ALL that property heretofore conveyed to the South Carolina Department of Highways and Public Transportation, by Title to Real Estate, dated November 28, 1983.

For derivation of title, see conveyance to Greg Porter from H. David Sherriff by deed dated August 14, 1984 (sic) and recorded August 04, 1989 in Deed Book 73 at Page 302 in the Register of Deeds Office for Pickens County, South Carolina.

This conveyance is made subject to any and all recorded rights-of-way, easements, restrictions, and conditions; and is further subject to any of the foregoing which may appear from and inspection of the premises.

Parcel Number: 5049-13-22-2844

ALSO:

Parcel #7: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being shown and designated as Lot No. Portion of 2, as shown on a plat of the J. L. Atkins property prepared by J. Mac Richardson, Surveyor, dated April 1951, and being more particularly described according to a recent survey by R. W. Dalton as follows:

BEGINNING at an iron pin on the north side of New Easley Highway 874 feet west of the intersection of New Easley Highway and Fish Trapp Road, and running thence through Lot 2, N3-37W, 200 feet to an iron pin, thence S88-27W, 100 feet to an iron pin, thence S3-37E, 200 feet to an iron pin in the north side of New Easley Highway which pin is 100 feet east of the joint front corner of Lots 1 and 2, and running thence with said highway, N88-27E, 100 feet to point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from Clyde L. Holcombe, Jr., Margaret Ann Cobb and Mildred T. Holcombe by deed dated July 30, 2008 and recorded August 04, 2008 in Deed Book 1201 at Page 263 in the Register of Deeds Office for Pickens County, South Carolina.

The above described property is subject to any and all existing easements and/or rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any and all restrictions, covenants or zoning ordinances affecting such property as may appear of record. The above described property is specifically subject to restrictions governing said property as appear in the Register of Deeds Office for Pickens County, South Carolina in:

Parcel Number: 5059-13-14-9289

ALSO:

Parcel #8a: ALL that lot of land in the County of Pickens, State of South Carolina, in Easley Township, near Easley, S. C., shown as a portion of the property of Carl W. Reeves in Deed Book 4-Y, at Page 228, on plat of Hodges Development Co., Inc. in Plat Book 4-Y, at Page 228, having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of S. C. Highway 123, at Fannie Tanner Property, situate 530 feet west of the intersection of a County Road; and running thence along Tanner Property South 01-00 West 150 feet to an iron pin corner; thence along Dodson South 84-40 West 256.2 feet to an iron pin corner; thence North 01-00 East 150 feet to an iron pin on S. C. Highway 123; thence with said Highway North 84-40 East 256.2 feet to the point of BEGINNING.

This lot is subject to an easement for the joint use reserved to Ernest R. and Kasie Dodson for a 12 foot driveway on the eastern side of a 15 foot driveway on the western side of said property as will appear in Deed Book 10-A, at Page 293.

Together with an easement for the use of water from well No. 1 shown on said plat, provided that said use did not diminish the water supply of well No. 2, together with the right to clean-out, shore-up or improve said well.

Together with an easement of ingress and egress over a triangular tract west of the above-specified lot, described as follows;

BEGINNING at an iron pin on the southern side of S. C. Highway 123 at the northwestern corner of the above lot, and running with it South 01-00 West 50 feet to an iron pin corner; thence North 73-45 West 135 feet to an iron pin corner; thence along said highway North 84-40 East 131.1 feet to the point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from Marian M. Moorhead and Kenneth J. Moorhead by deed dated February 28, 2001 and recorded March 06, 2001 in Deed Book 598 at Page 317 in the Register of deeds Office for Pickens County, South Carolina.

ALSO:

Parcel #8b: ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, on the south side of U.S. Highway 123, between Greenville and Easley, containing 6.22 acres, more or less, according to a plat dated 9-1-93 by T. Craig Keith for Essie Dodson and being more particularly described as follows, to-wit:

BEGINNING at a point located on the south side of the right-of-way for U.S. Highway 123; thence along the highway right-of-way North 84-40 East 131.1 feet to a point on the highway right-of-way; thence leaving the highway right-of-way and running South 1 West 150.0 feet to a point; thence North 84-40 East 160.2 feet to a point; thence South 3-56 West 195.14 feet to a point; thence South 10-25 East 90.54 feet to a point; thence South 78-48 East 22.75 feet to a point in the 12 foot right-of-way; thence South 77-32 East 60.82 feet to a point; thence South 2 West 362.83 feet to a point; thence South 65-13 West 413.50 feet to a point; thence North 0-57 East 959.85 feet to a point on the highway right-of-way, the point of BEGINNING.

ALSO: A right-of-way or easement to use the 12 foot driveway located on the eastern side, and a right-of-way or easement to use the 15 driveway located on the western side of the property conveyed from Ernest R. Dodson and Essie Dodson to Hodges Development Co.

as found in Deed Book 10-A at Page 293, with reference being made to said conveyance recorded in Deed Book 10-A, at Page 293 for the terms of said easements.

ALSO: A right-of-way or easement for ingress and egress over and across the 12 foot right-of-way located on the eastern side of the property conveyed from Ernest R. Dodson and Essie Dodson to Hodges Development Co. as found in Deed Book 10-A at Page 293 and a right-of-way for ingress and egress over and across the property conveyed from Essie G. Dodson to Gary Renner and Lynn Renner as found in Deed Book 229 at Page 79, said right-of-way running from U.S. Highway 123, over and across the property conveyed to Hodges Development Co. and over and across the property conveyed to Renner, to other property owned by Grantor and conveyed herein to Grantee, with reference being made to said Deed Book 10-A, at Page 293 and Deed Book 229, at Page 79 for the terms of said easements.

This conveyance is made subject to the right-of-way or easement for ingress, egress and parking over and upon and along that triangular tract of land located at the northwest corner of the property herein conveyed, as found in the conveyance from Ernest R. Dodson and Essie Dodson to Hodges Development Co. recorded in Deed Book 10-A at Page 293, reference to said deed being made for the exact terms and located of the right-of-way.

For derivation of title, see conveyance to Gregory A. Porter from Marvin G. Dodson by deed dated October 21, 1999 and recorded October 25, 1999 in Deed Book 512 at Page 147 in the Register of Deeds Office for Pickens County, South Carolina.

ALSO:

Parcel #8c: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, East of the City of Easley and located 150 feet South of the South side of U.S. Highway 123 and according to a plat by T. Craig Keith, Surveyor, of property of Essie Dodson dated September 01, 1993, said lot contains 0.65 acre, more or less, and according to said plat is more particularly described as follows, to-wit:

BEGINNING at a point at an iron pin at the northeast corner of the lot, which iron pin is located South 2-00 West 150 feet from an iron pin on the highway right-of-way; thence South 2 West 310.0 feet to an iron pin; thence along the line of the remaining property of Essie Dodson North 77-32 West 60.82 feet to a point in the center of the right-of-way; thence North 79-48 West 22.75 feet to a point; thence North 10-25 West 90.54 feet to a point; thence North 3-56 East 195.13 feet to a point on the line in Moorehead Oil Co.; thence North 84-40 West 96.0 feet to the point of BEGINNING corner.

ALSO: A non-exclusive right-of-way for ingress and egress 12 feet in width from the

northeast corner of the lot herein conveyed running North East 150.00 feet to the right-of-way of U.S. Highway 123.

For derivation of title, see conveyance to Greg Porter from Garry Renner and Lynn Renner by deed dated January 31, 2000 and recorded February 01, 2000 in Deed Book 528 at Page 56 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5049-16-73-5371

ALSO:

Parcel #9: ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Pickens, being shown and designated as Lot 3 located at 3656 Calhoun Memorial Highway, according to a survey prepared for Juan J. Perez by G. M. Powell Surveying, dated August 26, 1997, recorded in Plat Book 56, at Page 64, reference to which is hereby craved for a more complete and accurate description.

ALSO: A 20 foot right-of-way located on the south side of the above lot to be used jointly with the owners of Lot No. 2 for ingress and egress leading in a westerly direction from Lot No. 2 to an easterly course along the southern part of Lots No. 3 and 4, and eastern side of Lot No. 1 leading in to U.S. Highway 123 as shown on said plat.

For derivation of title, see conveyance to Gregory A. Porter from Juan A. Perez, a/k/a Juan J. Perez by deed dated May 20, 2005 and recorded May 26, 2005 in Deed Book 908 at Page 39 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-7421

ALSO:

Parcel #10: ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, Easley Township, and being more fully described as follows, to wit:

BEGINNING on an iron pin on Frank Garrison Estate; thence S10-53W 263.8 feet to an iron pin; thence S87-39 W 124.8 feet to an iron pin; thence N2-21W 156.5 feet to an iron pin, thence N59-17E 210.5 feet to the point of BEGINNING, and being known and designated as Lot No. 4 on Plat of John C. Smith, Surveyor, dated November 7, 1960, and containing 0.5 acre, more or less, and being bounded on the north by Frank Garrison Estate, east by Wyatt Estate, southwest by Lot No. 1 and west by Lot No. 3.

ALSO: A joint use of 20 foot driveway leading from the above lot in a southerly direction along Lot No. 1 as shown on the above referred to plat, reference to which is hereby made for a more complete and accurate description. This driveway to be used by owners of Lots Nos. 3 and 2 and 4 for ingress and egress purposes.

For derivation of title, see conveyance to Greg Porter from Shirley M. Duncan by deed dated November 05, 1996 and recorded November 07, 1996 in Deed Book 346 at Page 333 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-8425

ALSO:

Parcel #11: ALL that certain piece, parcel or tract of land, together with all improvements thereon, containing 1.562 acres, more or less, situate, lying and being on the Southern side of U.S. Highway 123, in the County of Pickens, State of South Carolina, and being shown and designated on plat entitled, "Property of Tires, Inc.," dated January 15, 1988, prepared by Kermit T. Gould, RLS, recorded in the Office of the Clerk of the Court for Pickens County, South Carolina, in Plat Book 33, at Page 74-A. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

For derivation of title, see conveyance to Gregory A. Porter from G.T.B., Inc. by deed dated July 29, 1992 and recorded August 03, 1992 in Deed Book 174 at Page 60 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-14-23-6957

ALSO:

Parcel #12: ALL that tract of land in Pickens County, State of South Carolina, on the northern side of U.S. Highway 123, as shown on a plat of John C. Smith and Son, dated February 28, 1983, containing .46 acre, said plat to be recorded in the Clerk of Court's Office for Pickens Count, as shown in Plat Book 25, at Page 894. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

For derivation of title, see conveyance to Gregory Porter from Ronald Edwin Sandlin and Janice Karldeen Sandlin by deed dated January 03, 1984 and recorded January 13, 1984 in Deed Book 14-I at Page 267 in the Register of Deeds Office for Pickens county, South Carolina.

Parcel Number: 5059-13-24-0289

ALSO:

Parcel #13a: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, being bounded on the South by the right-of-way of S.C. State Highway 123, on the North by the right-of-way of old S.C. State Highway 123, on the East by George's Creek and by land now or formerly owned by Garrison and on the West by land now or formerly owned by Miller, said tract containing 2.25 acres, more or less, and being more fully described according to plat of John C. Smith and J. Coke Smith, Surveyors, dated June 10, 1952, as follows:

BEGINNING at a point on the right-of-way of Highway 123 which point is 80 feet from the center line of said highway running thence along line of land now or formerly owned by Miller North 8-40 East 389 feet to the right-of-way of Old S.C. State Highway 123; thence along highway right-of-way North 65-15 East 223 feet to George's Creek; thence down George's Creek in the southeasterly direction 65 feet; thence leaving the creek and running along line of land now or formerly owned by Garrison South 8-40 West 420.5 feet to point within and along the highway right-of-way; thence South 89-50 West 210 feet to a point of BEGINNING. A strip 16 feet in width and 210 feet in length is according to the aforesaid plat within the highway right-of-way.

LESS HOWEVER: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens; being bounded on the North by the right-of-way of Old South Carolina State Highway 123, (now known as South Carolina State Highway No. 125); on the South by other land of Carole Martin; on the East by Georges Creek and by land now or formerly owned by Frank Garrison; and on the West by land now or formerly owned by Tom and Bill Miller; containing one (1) acre, more or less, and being fully described as follows:

BEGINNING on the South side of the right-of-way of Old South Carolina Highway 123, pin the center of Georges Creek (the Northeast corner of the land herein conveyed); thence down Georges Creek 65 feet; thence along line of land now or formerly owned by Frank Garrison South 8-40 West 158.5 feet; thence along line of Land of the grantor (a new line) South 89-50 West 210 feet; thence along line of land now or formerly owned by Tom and Bill Miller North 8-40 East 127 feet to the right-of-way of Old South Carolina State Highway 123; thence along the Highway right-of-way North 65-15 East 223 feet to the BEGINNING corner.

ALSO: A right-of-way fifteen (15) feet in width running over and across the land hereinabove conveyed from the South side of the right-of-way of Old South Carolina State Highway 123 (now known as South Carolina State Highway 124) to the North line of the

land of the grantor. The center line of this right-of-way shall be the center line of a graveled road now in existence and in use by the grantor. This right-of-way so reserved shall include the right of travel by motor vehicles, and shall be construed as and easement appurtenant to the land which the grantor owns bounding property owned now or formerly by Whitaker on the South, and such right-of-way shall remain open and unobstructed for the free, joint and common use of the owner(s) of the lot herein described.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matter shown on recorded plats.

For derivation of title, see conveyance to Gregory A. Porter from Carole Martin by deed dated January 22, 1997 and recorded January 24, 1997 in Deed Book 358 at Page 124 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

Parcel #13b: ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, and according to a plat by Smith Surveyors, Inc., dated May 01, 2001; said tract is known and designated as Tract B, contains 0.970 acre, and is more particularly described as follows, to-wit:

BEGINNING at an iron pin on S.C. Highway No. 124, common corner with property now or formerly of Elizabeth Camp; thence along the highway North 65-16-41 East 189.02 feet to an iron pin; thence continue along the highway North 65-19-22 East 245.49 feet to an iron pin, common corner with property now or formerly of Stevens; thence along the Stevens line South 08-23-51 West 182.58 feet to an iron pin; thence South 89-07-34 West 208.69 feet to an iron pin; thence South 08-31-39 West 51.91 feet to an iron pin; common rear corner with Tract A; thence along the common boundary line of Tracts A and B 87-56-42 West 149.08 feet to an iron pin; thence along the common boundary line with Camp North 02-41-11 West 59.00 feet to an iron pin, the point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from the State of South Carolina, ex rel. Robert M. Arial, Solicitor, Thirteenth Judicial Circuit by deed dated May 17, 2001 and recorded May 23, 2001 in Deed Book 613, at Page 255 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

Parcel #13c: ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens; being bounded on the North by the right-of-way of Old South Carolina State Highway 123, (now known as South Carolina State

Highway No. 124); on the South by other land of Carole Martin; on the East by Georges Creek and by land now or formerly owned by Frank Garrison; and on the West by land now or formerly owned by Tom and Bill Miller; containing one (1) acre, more or less, and being more fully described as follows:

BEGINNING on the South side of the right-of-way of Old South Carolina Highway 123, in the center of Georges Creek (the Northeast corner of the land herein conveyed); thence down Georges Creek 65 feet; thence along the line of land now or formerly owned by Frank Garrison, South 8-40 West 158.5 feet; thence along line of land of Carole Martin (a new line) South 89-50 West, 210 feet; thence along line of land now or formerly owned by Tom and Bill Miller, North 8-40 East, 127 feet to the right-of-way of Old South Carolina State Highway 123; thence along the Highway right-of-way, North 65-15 East 223 feet to the BEGINNING corner.

This conveyance is subject to a right-of-way fifteen (15) in width running over and across the land hereinabove conveyed from the South side of right-of-way of Old South Carolina State Highway 123 (now known as South Carolina State Highway 124) to the North line of the land now or formerly of Carole Martin, being more particularly described in Deed Book 98, at Page 254.

For derivation of title, see conveyance to Gregory A. Porter from Joseph B. Stevens by deed dated October 01, 2001 and recorded October 03, 2001 in Deed Book 637, at Page 121 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

ALSO:

Parcel #14: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, shown and designated as Tract A, containing 0.471 acres, according to a plat prepared by Smith Surveyors, Inc., dated May 01, 2001, and recorded May 23, 2001 in the Register of Deeds Office for Pickens County, South Carolina, in Plat Book 420 at Page 11-B, reference being made hereto to said plat for the exact metes and bounds thereof.

For derivation of title, see conveyance to Greg A. Porter from Hamby Properties, LLC by deed dated March 01, 2016 and recorded March 11, 2016 in Deed Book 1754, at Page 73 in the Register of Deeds Office for Pickens County, South Carolina.

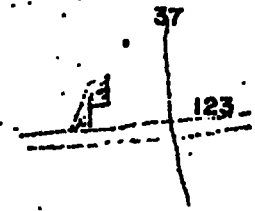
Parcel Number: 5059-13-04-12

James M. Robinson
James M. Robinson

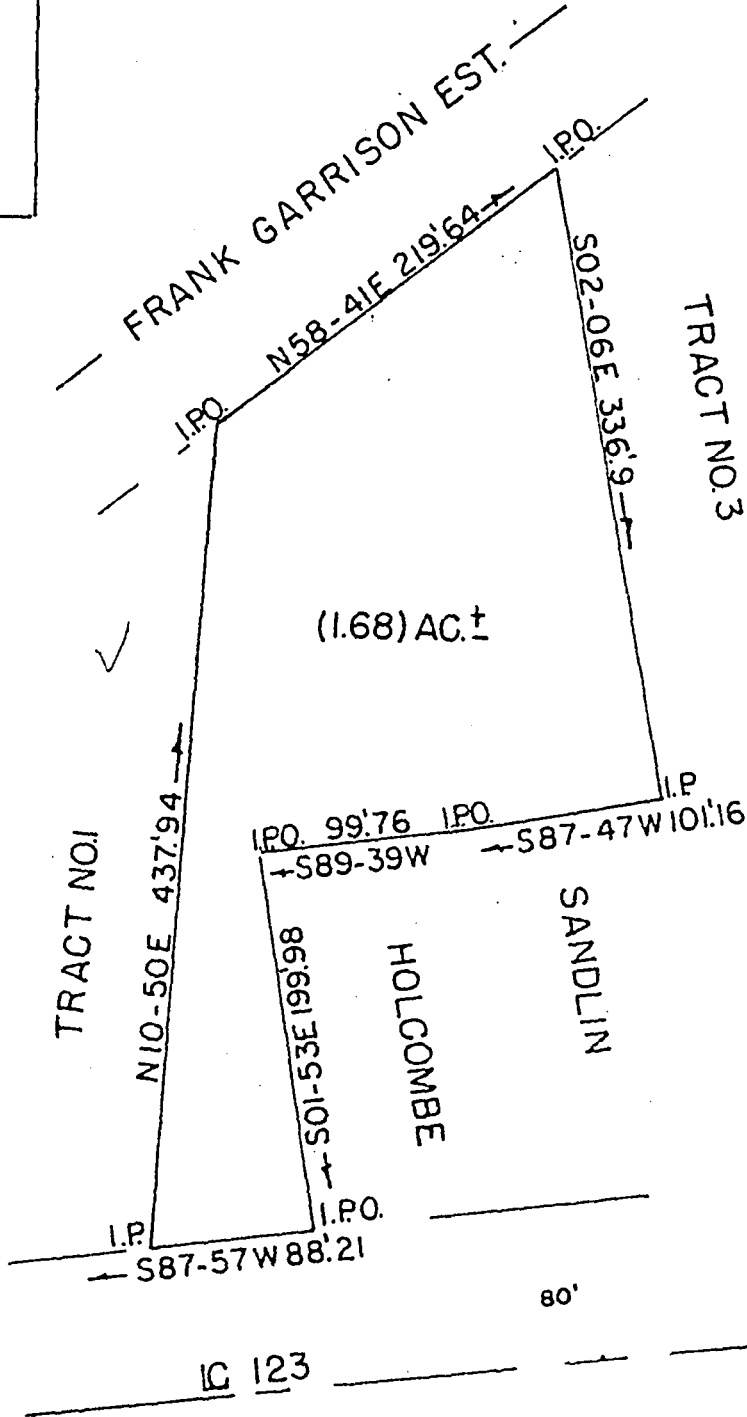
EXHIBIT "A"

1. 3630 Calhoun Memorial Hwy.
N/Side Highway 123, R0030109
Greenville, SC
Parcel Number: 5059-13-24-1532
2. Cancelled
3. 3664 Calhoun Memorial Hwy.
N/Side Highway 123, Plat R0029987
Greenville, SC
Parcel Number: 5059-13-14-7227
4. NE/Side Mulligan Ford Hill Road
R0081071
Cleveland, SC
Parcel Number: 5117-00-29-1141
5. 217 Mulligan Ford Hill Road
Lots 58 & 59, Plat 1920/6, R0032990
Cleveland, SC
Parcel Number: 5117-00-19-9116
6. 129 Collins Road
S/Side Highway 123, R0058500
Easley, SC
Parcel Number: 5049-13-22-2844
7. 3642 Calhoun Memorial Hwy.
Port Lot 2, N/Side Highway, R0030080
Greenville, SC
Parcel Number: 5059-13-14-9289
8. 4037 Calhoun Memorial Hwy.
S/Side Highway 123, R0066709
Easley, SC
Parcel Number: 5049-16-73-5371
9. 3656 Calhoun Memorial Hwy.
Lot 3, Plat 56/64 Off, R0030014
Greenville, SC
Parcel Number: 5059-13-14-7421
10. 3652 Calhoun Memorial Hwy.
N/Side Highway 123, R0030039
Greenville, SC
Parcel Number: 5059-13-14-8425
11. 3613 Calhoun Memorial Hwy.
Highway 123, Plat 33/74A,
R0027666
Greenville, SC
Parcel Number: 5059-14-23-6957
12. 3640 Calhoun Memorial Hwy.
N/Side Highway 123, R0030059
Greenville, SC
Parcel Number: 5059-13-24-0289
13. 3718 Calhoun Memorial Hwy.
N/Side Highway 123
Tract R0067423
Greenville, SC
Parcel Number: 5059-13-04-4492
14. 3784 Calhoun Memorial Hwy.
Highway's 123, 124
Tract R0065441
Greenville, SC
Parcel Number: 5059-13-04-1254

AF 17409



NO SCALE

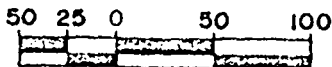


State SOUTH CAROLINA

RONALD SANDLIN

Gregory Porter

1"=100'



SINCE 1909

SMITH

John C. Smith & Son
R.L.S. # 1443 & 7882
P.O. Box 732 Easley, SC
29640 / 803-859-5729

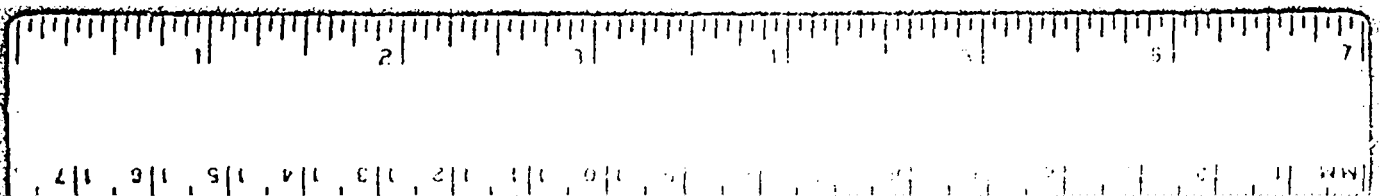
Date FEB. 28, 1983

County PICKENS

I HEREBY CERTIFY THAT THE RATIO OF PRECISION
OF THE FIELD SURVEY IS 1/10,000
AS SHOWN HEREON AND THE AREA WAS DETERMINED
BY DVA METHOD OF AREA CALCULATION



John C. Smith or J.C. Smith III



99

0 5 6 3 7 5

OLIVER A. NEALY
FILED

MAR 28 10 59 AM '83

CLERK OF COURT
PICKENS, S.C.

no within document was filed
of record on the 28 day of
March 1983 and recorded.

book # 25

page 99

Oliver A. Nealy
Clerk of Court and R.M.
Pickens County, S. C.

PARCEL 20

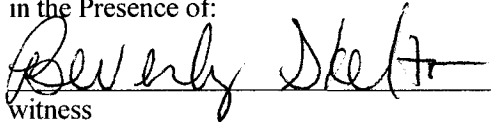
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, his heirs, and assigns forever.

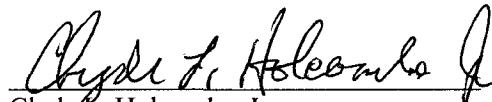
08-0387P/Porter

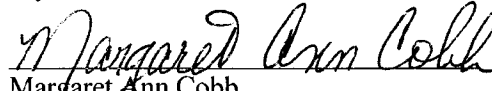
AND THE GRANTOR does hereby bind the Grantor and the Grantor's heirs, to warrant and forever defend all and singular the said premises unto the said Grantee, his heirs and assigns, against Grantor and Grantor's heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

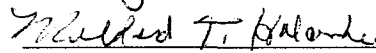
WITNESS my Hand and Seal this 30th day of July, 2008.

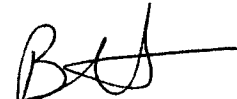
Signed, Sealed and Delivered
in the Presence of:


witness


Clyde L. Holcombe, Jr.


Margaret Ann Cobb


Mildred T. Holcombe


witness

STATE OF SOUTH CAROLINA

)

PROBATE

)

COUNTY OF ANDERSON

)

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named Grantor sign, seal and as his act and deed, deliver the within written Deed for the uses and purposes therein mentioned, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this
30th day of July, 2008,


witness



Notary Public for South Carolina
My Commission Expires: 08/08/11

Prepared By:
Olson, Smith, Jordan and Cox
14 Halter Drive
Piedmont, SC 29673

STATE OF SOUTH CAROLINA)	
	)	TITLE TO REAL ESTATE
COUNTY OF PICKENS	)	(DEED ONLY)

KNOW ALL MEN BY THESE PRESENTS THAT, I, GREG PORTER, A/K/A GREG A. PORTER, A/K/A GREGORY PORTER, A/K/A GREGORY A. PORTER, A/K/A GREGORY ALLEN PORTER

in consideration of **One and 00/100 (\$1.00) Dollar** and no other consideration

to me in hand paid by Grantee(s) the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto:

**HIGHWAY 123 PROPERTIES, LLC
3630 Calhoun Memorial Highway
Greenville, SC 29611**

See attached Exhibit "A"

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 ¹³said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns, 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 13th day of January, 2021.

SIGNED, sealed and delivered
in the presence of:

Mary H. Gillespie
Witness

James M. Kallman
Witness

[Signature] (SEAL)
Greg Porter

[Signature] (SEAL)
a/k/a Greg A. Porter

[Signature] (SEAL)
a/k/a Gregory Porter

[Signature] (SEAL)
a/k/a Gregory A. Porter

[Signature] (SEAL)
a/k/a Gregory Allen Porter

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this date by the above named Grantor(s).

Mary H. Gillespie
Notary Public for State of South Carolina
Printed Name: Mary H. Gillespie
My Commission expires: 02/23/2028

ROBINSON LAW FIRM, P.A.
P. O. BOX 738
EASLEY, SC 29641
864.859.7501

EXHIBIT "A"

Parcel #1a: ALL that tract of land in Pickens County, State of South Carolina, on the northern side of U.S. Highway No. 123 containing 1.68 acres + as shown on a plat prepared by John C. Smith & Son, dated February 28, 1983, and recorded in the Clerk of Court's Office for Pickens County in Plat Book 25 at Page 99. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

This property is hereby conveyed subject to easements and rights-of-way of record.

For derivation of title, see conveyance to Gregory Porter from Ronald Edwin Sandlin and Janice Karldeen Sandlin by deed dated March 23, 1983 and recorded March 28, 1983 in Deed Book 14-E, at Page 653 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-24-1532

Parcel #1b: ALL that certain piece, parcel or lot of land, in Easley Township, Pickens County, State of South Carolina, on the North side of U.S. Highway No. 123, near the City of Easley, and containing three (3) acres, more or less, and shown as Lot No. 3 on a plat of Property of J. L. Adkins, prepared by J. Mac Richardson, April 1951, and being a portion of the land conveyed to Jimmie L. Adkins by Garrison Wyatt by his deed recorded in Volume 6-R, at page 12, and adjoining lands with Frank Garrison on the North, lands with Mrs. L. E. Wyatt, now or formerly, and on the East, lands with Jimmie L. Adkins on the West, and bounded on the South by U.S. Highway No. 123, and having the following courses and distances, to-wit: BEGINNING on said State highway; thence South 86-47 West 225 feet; thence North 3-37 West 537 feet; thence North 58-41 West 213 feet; thence South 6-26 East 643 feet to the BEGINNING corner. This is the identical property conveyed to J. B. Pearce, Paul Pearce and Grace Pearce by John H. Taylor and Loretta M. Taylor by deed dated April 27, 1973, of record in Book of Deeds 12-D, at Page 998. The Late Grace Pearce devised her undivided interest to her husband, Paul Pearce, as appears in Apartment 365, File 145, Probate Court for Pickens County, South Carolina.

For derivation of title, see conveyance to Gregory Allen Porter from J. B. Pearce and Paul Pearce by deed dated December 01, 1978 and recorded December 04, 1978 in Deeds Book 13-N at Page 99 in the Register of Deeds Office for Pickens county, South Carolina.

ALSO:

Parcel #2: (Deleted)

ALSO:

Parcel #3: ALL those certain pieces, parcels or lots of land, situate, lying and being in the State of South Carolina, County of Pickens, on U.S. Hwy 123 and according to a survey by Smith Surveyors, Inc. dated June 14, 2002, and recorded in Plat Book 508, at Page 20A, said lots are known as Lots No. 1 and No. 2, containing a total of 1.199 acres and is more particularly described as is shown on said plat. Reference to said plat is hereby made for the complete metes and bound description thereof.

ALSO: ALL my right, title and interest, whatever the same may be, in and to that strip of land twenty (20) feet in width shown as a right-of-way to the land at the rear of Lot No. 1, which includes Lot No. 2, on a plat recorded in Plat Book 508, at Page 20A.

This conveyance is made subject to any and all rights of way, easements and restrictions which may appear of record and/or on the premises and specifically to the twenty (20) foot right-of-way as shown on the above reference recorded plat.

For derivation of title, see conveyance to Greg Porter from A. E. Melton, Jr. by deed dated January 11, 2005 and recorded January 12, 2005 in Deed Book 875 at Page 247 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-7227

ALSO:

Parcel #4: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being known and designated as Tract 1-B containing 1.00 acre, more or less as shown on plat prepared for Greg Porter by Jay Dunn Land Surveyor dated June 29, 2010 and recorded in the ROD Office for Pickens County in Plat Book 595 at Page 121 on July 26, 2010, having according to said plat, metes and bounds as shown thereon.

For derivation of title, see conveyance to Greg Porter from Gena B. McGowan, Edith B. Smith, and Mareon C. Stall by deed dated July 01, 2010 and recorded July 26, 2010 in Deed Book 1333 at Page 177 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5117-00-29-1141

ALSO:

Parcel #5a: ALL those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Pickens, on the Northeast side of Mullican Ford Road, now known as Mulligan Ford Road, about 300 feet East of Saluda River and being shown and designated as Lot Fifty-Eight (58) and Fifty-Nine (59) on a plat prepared by J. C. Hill, dated June, 1937, a copy of which is duly recorded in Plat Book 1920, at Page 68, in the Office of the Clerk of Court for Pickens County, South Carolina, being part of a subdivision known as Pioneer Park. Reference is made to the aforesaid plat for a more full and accurate description as to metes and bounds, courses and distances.

For derivation of title, see conveyance to Greg Porter from Nancy A. Kleckley-Hughey and David M. Kleckley by deed dated October 09, 2007 and recorded October 15, 2007 in Deed Book 1141 at Page 46 in the Register of Deeds Office for Pickens County, South Carolina.

This conveyance is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters of survey, all applicable zoning and land use ordinances.

Parcel Number: 5117-00-19-9116

Parcel #5b: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being known and designated as Pt. Tract 3 containing 0.05 acres, more or less, as shown on plat prepared for Greg Porter by Jay Dunn Land Surveyor dated June 10, 2010 and recorded in the ROD Office for Pickens County in Plat Book 595 at Page 120 on July 26, 2010 and having such metes and bounds as are shown thereon.

For derivation of title, see conveyance to Greg Porter from Edith Bryant Smith, Eugenia Bryant McGowan, Wade H. Bryant, Jr., Eleanor B. Dunlap, and Carolina H. Bryant by deed dated July 01, 2010 and recorded July 26, 2010 in Deed Book 1333 at Page 170 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5117-00-19-9116

ALSO:

Parcel #6: ALL that certain piece, parcel or tract of land in Pickens County, State of South Carolina, being shown as the western portion of Tract No. 8 on a plat of the property of Hannah Collins made by J. A. Pickens, April 3, 1944, and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin at the intersection of Highway #13 with a County Road leading

therefrom in a southwesterly direction, and running thence with said Country Road as the line S. 16 W. 2.50 chains to pin; thence S. 29 W. 1.89 chains to iron pin at the joint front corner of Tracts Nos. 8 and 7 as shown on the above mentioned plat; thence with the line of Tract No. 7 S. 49 ¼ E. 14.30 chains to stone; thence N. 34 ½ E. 4.10 chains to branch, thence up the meanders of said branch as the line 13 chains, more or less, to pin on the southern side of right-of-way of Highway #13; thence with the southern side of said right-of-way, S. 84 ¼ W. 3 chains, more or less, to a point in the County Road first above mentioned, the point of BEGINNING.

ALSO: ALL that certain piece, parcel of tract of land in Pickens County, State of South Carolina, being shown as the major portion of Tract No. 7 on Plat of the property of Hannah Collins made by J. A. Pickens, April 3, 1944, and containing 10.30 acres, more or less, and also having, according to the above-mentioned plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of a road leading from Highway #13 in a southwesterly direction at the joint front corner of Tracts Nos. 7 and 8, and running thence with the line of Tract No. 8, S. 49 ¼ E. 14.30 chains to stone; thence S. 34-½ W. 7.60 chains to pin at the rear corner of Tract No. 6; thence with the line of Tract No. 6, N. 52 W. to pin at the southwestern corner of a one-half acre tract heretofore conveyed to Joseph Fair; thence with the rear line of said tract No. 32 ¼ E. 105.65 feet to an iron pin; thence N. 52 ¼ W. 209 feet to pin on the first mentioned Road; thence with said Road as the line N. 32 E. 2.75 chains, more or less, to bend; thence continuing with said Road N. 29 E. 2.20 chains to the point of BEGINNING.

LESS, HOWEVER:

ALL that property heretofore conveyed to the South Carolina Department of Highways and Public Transportation, by Title to Real Estate, dated November 28, 1983.

For derivation of title, see conveyance to Greg Porter from H. David Sherriff by deed dated August 14, 1984 (sic) and recorded August 04, 1989 in Deed Book 73 at Page 302 in the Register of Deeds Office for Pickens County, South Carolina.

This conveyance is made subject to any and all recorded rights-of-way, easements, restrictions, and conditions; and is further subject to any of the foregoing which may appear from and inspection of the premises.

Parcel Number: 5049-13-22-2844

ALSO:

Parcel #7: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being shown and designated as Lot No. Portion of 2, as shown on a plat of the J. L. Atkins property prepared by J. Mac Richardson, Surveyor, dated April 1951, and being more particularly described according to a recent survey by R. W. Dalton as follows:

BEGINNING at an iron pin on the north side of New Easley Highway 874 feet west of the intersection of New Easley Highway and Fish Trapp Road, and running thence through Lot 2, N3-37W, 200 feet to an iron pin, thence S88-27W, 100 feet to an iron pin, thence S3-37E, 200 feet to an iron pin in the north side of New Easley Highway which pin is 100 feet east of the joint front corner of Lots 1 and 2, and running thence with said highway, N88-27E, 100 feet to point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from Clyde L. Holcombe, Jr., Margaret Ann Cobb and Mildred T. Holcombe by deed dated July 30, 2008 and recorded August 04, 2008 in Deed Book 1201 at Page 263 in the Register of Deeds Office for Pickens County, South Carolina.

The above described property is subject to any and all existing easements and/or rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any and all restrictions, covenants or zoning ordinances affecting such property as may appear of record. The above described property is specifically subject to restrictions governing said property as appear in the Register of Deeds Office for Pickens County, South Carolina in:

Parcel Number: 5059-13-14-9289

ALSO:

Parcel #8a: ALL that lot of land in the County of Pickens, State of South Carolina, in Easley Township, near Easley, S. C., shown as a portion of the property of Carl W. Reeves in Deed Book 4-Y, at Page 228, on plat of Hodges Development Co., Inc. in Plat Book 4-Y, at Page 228, having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of S. C. Highway 123, at Fannie Tanner Property, situate 530 feet west of the intersection of a County Road; and running thence along Tanner Property South 01-00 West 150 feet to an iron pin corner; thence along Dodson South 84-40 West 256.2 feet to an iron pin corner; thence North 01-00 East 150 feet to an iron pin on S. C. Highway 123; thence with said Highway North 84-40 East 256.2 feet to the point of BEGINNING.

This lot is subject to an easement for the joint use reserved to Ernest R. and Kasie Dodson for a 12 foot driveway on the eastern side of a 15 foot driveway on the western side of said property as will appear in Deed Book 10-A, at Page 293.

Together with an easement for the use of water from well No. 1 shown on said plat, provided that said use did not diminish the water supply of well No. 2, together with the right to clean-out, shore-up or improve said well.

Together with an easement of ingress and egress over a triangular tract west of the above-specified lot, described as follows;

BEGINNING at an iron pin on the southern side of S. C. Highway 123 at the northwestern corner of the above lot, and running with it South 01-00 West 50 feet to an iron pin corner; thence North 73-45 West 135 feet to an iron pin corner; thence along said highway North 84-40 East 131.1 feet to the point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from Marian M. Moorhead and Kenneth J. Moorhead by deed dated February 28, 2001 and recorded March 06, 2001 in Deed Book 598 at Page 317 in the Register of deeds Office for Pickens County, South Carolina.

ALSO:

Parcel #8b: ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, on the south side of U.S. Highway 123, between Greenville and Easley, containing 6.22 acres, more or less, according to a plat dated 9-1-93 by T. Craig Keith for Essie Dodson and being more particularly described as follows, to-wit:

BEGINNING at a point located on the south side of the right-of-way for U.S. Highway 123; thence along the highway right-of-way North 84-40 East 131.1 feet to a point on the highway right-of-way; thence leaving the highway right-of-way and running South 1 West 150.0 feet to a point; thence North 84-40 East 160.2 feet to a point; thence South 3-56 West 195.14 feet to a point; thence South 10-25 East 90.54 feet to a point; thence South 78-48 East 22.75 feet to a point in the 12 foot right-of-way; thence South 77-32 East 60.82 feet to a point; thence South 2 West 362.83 feet to a point; thence South 65-13 West 413.50 feet to a point; thence North 0-57 East 959.85 feet to a point on the highway right-of-way, the point of BEGINNING.

ALSO: A right-of-way or easement to use the 12 foot driveway located on the eastern side, and a right-of-way or easement to use the 15 driveway located on the western side of the property conveyed from Ernest R. Dodson and Essie Dodson to Hodges Development Co.

as found in Deed Book 10-A at Page 293, with reference being made to said conveyance recorded in Deed Book 10-A, at Page 293 for the terms of said easements.

ALSO: A right-of-way or easement for ingress and egress over and across the 12 foot right-of-way located on the eastern side of the property conveyed from Ernest R. Dodson and Essie Dodson to Hodges Development Co. as found in Deed Book 10-A at Page 293 and a right-of-way for ingress and egress over and across the property conveyed from Essie G. Dodson to Gary Renner and Lynn Renner as found in Deed Book 229 at Page 79, said right-of-way running from U.S. Highway 123, over and across the property conveyed to Hodges Development Co. and over and across the property conveyed to Renner, to other property owned by Grantor and conveyed herein to Grantee, with reference being made to said Deed Book 10-A, at Page 293 and Deed Book 229, at Page 79 for the terms of said easements.

This conveyance is made subject to the right-of-way or easement for ingress, egress and parking over and upon and along that triangular tract of land located at the northwest corner of the property herein conveyed, as found in the conveyance from Ernest R. Dodson and Essie Dodson to Hodges Development Co. recorded in Deed Book 10-A at Page 293, reference to said deed being made for the exact terms and located of the right-of-way.

For derivation of title, see conveyance to Gregory A. Porter from Marvin G. Dodson by deed dated October 21, 1999 and recorded October 25, 1999 in Deed Book 512 at Page 147 in the Register of Deeds Office for Pickens County, South Carolina.

ALSO:

Parcel #8c: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, East of the City of Easley and located 150 feet South of the South side of U.S. Highway 123 and according to a plat by T. Craig Keith, Surveyor, of property of Essie Dodson dated September 01, 1993, said lot contains 0.65 acre, more or less, and according to said plat is more particularly described as follows, to-wit:

BEGINNING at a point at an iron pin at the northeast corner of the lot, which iron pin is located South 2-00 West 150 feet from an iron pin on the highway right-of-way; thence South 2 West 310.0 feet to an iron pin; thence along the line of the remaining property of Essie Dodson North 77-32 West 60.82 feet to a point in the center of the right-of-way; thence North 79-48 West 22.75 feet to a point; thence North 10-25 West 90.54 feet to a point; thence North 3-56 East 195.13 feet to a point on the line in Moorehead Oil Co.; thence North 84-40 West 96.0 feet to the point of BEGINNING corner.

ALSO: A non-exclusive right-of-way for ingress and egress 12 feet in width from the

northeast corner of the lot herein conveyed running North East 150.00 feet to the right-of-way of U.S. Highway 123.

For derivation of title, see conveyance to Greg Porter from Garry Renner and Lynn Renner by deed dated January 31, 2000 and recorded February 01, 2000 in Deed Book 528 at Page 56 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5049-16-73-5371

ALSO:

Parcel #9: ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Pickens, being shown and designated as Lot 3 located at 3656 Calhoun Memorial Highway, according to a survey prepared for Juan J. Perez by G. M. Powell Surveying, dated August 26, 1997, recorded in Plat Book 56, at Page 64, reference to which is hereby craved for a more complete and accurate description.

ALSO: A 20 foot right-of-way located on the south side of the above lot to be used jointly with the owners of Lot No. 2 for ingress and egress leading in a westerly direction from Lot No. 2 to an easterly course along the southern part of Lots No. 3 and 4, and eastern side of Lot No. 1 leading in to U.S. Highway 123 as shown on said plat.

For derivation of title, see conveyance to Gregory A. Porter from Juan A. Perez, a/k/a Juan J. Perez by deed dated May 20, 2005 and recorded May 26, 2005 in Deed Book 908 at Page 39 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-7421

ALSO:

Parcel #10: ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, Easley Township, and being more fully described as follows, to wit:

BEGINNING on an iron pin on Frank Garrison Estate; thence S10-53W 263.8 feet to an iron pin; thence S87-39 W 124.8 feet to an iron pin; thence N2-21W 156.5 feet to an iron pin, thence N59-17E 210.5 feet to the point of BEGINNING, and being known and designated as Lot No. 4 on Plat of John C. Smith, Surveyor, dated November 7, 1960, and containing 0.5 acre, more or less, and being bounded on the north by Frank Garrison Estate, east by Wyatt Estate, southwest by Lot No. 1 and west by Lot No. 3.

ALSO: A joint use of 20 foot driveway leading from the above lot in a southerly direction along Lot No. 1 as shown on the above referred to plat, reference to which is hereby made for a more complete and accurate description. This driveway to be used by owners of Lots Nos. 3 and 2 and 4 for ingress and egress purposes.

For derivation of title, see conveyance to Greg Porter from Shirley M. Duncan by deed dated November 05, 1996 and recorded November 07, 1996 in Deed Book 346 at Page 333 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-8425

ALSO:

Parcel #11: ALL that certain piece, parcel or tract of land, together with all improvements thereon, containing 1.562 acres, more or less, situate, lying and being on the Southern side of U.S. Highway 123, in the County of Pickens, State of South Carolina, and being shown and designated on plat entitled, "Property of Tires, Inc.," dated January 15, 1988, prepared by Kermit T. Gould, RLS, recorded in the Office of the Clerk of the Court for Pickens County, South Carolina, in Plat Book 33, at Page 74-A. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

For derivation of title, see conveyance to Gregory A. Porter from G.T.B., Inc. by deed dated July 29, 1992 and recorded August 03, 1992 in Deed Book 174 at Page 60 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-14-23-6957

ALSO:

Parcel #12: ALL that tract of land in Pickens County, State of South Carolina, on the northern side of U.S. Highway 123, as shown on a plat of John C. Smith and Son, dated February 28, 1983, containing .46 acre, said plat to be recorded in the Clerk of Court's Office for Pickens Count, as shown in Plat Book 25, at Page 894. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

For derivation of title, see conveyance to Gregory Porter from Ronald Edwin Sandlin and Janice Karldeen Sandlin by deed dated January 03, 1984 and recorded January 13, 1984 in Deed Book 14-I at Page 267 in the Register of Deeds Office for Pickens county, South Carolina.

Parcel Number: 5059-13-24-0289

ALSO:

Parcel #13a: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, being bounded on the South by the right-of-way of S.C. State Highway 123, on the North by the right-of-way of old S.C. State Highway 123, on the East by George's Creek and by land now or formerly owned by Garrison and on the West by land now or formerly owned by Miller, said tract containing 2.25 acres, more or less, and being more fully described according to plat of John C. Smith and J. Coke Smith, Surveyors, dated June 10, 1952, as follows:

BEGINNING at a point on the right-of-way of Highway 123 which point is 80 feet from the center line of said highway running thence along line of land now or formerly owned by Miller North 8-40 East 389 feet to the right-of-way of Old S.C. State Highway 123; thence along highway right-of-way North 65-15 East 223 feet to George's Creek; thence down George's Creek in the southeasterly direction 65 feet; thence leaving the creek and running along line of land now or formerly owned by Garrison South 8-40 West 420.5 feet to point within and along the highway right-of-way; thence South 89-50 West 210 feet to a point of BEGINNING. A strip 16 feet in width and 210 feet in length is according to the aforesaid plat within the highway right-of-way.

LESS HOWEVER: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens; being bounded on the North by the right-of-way of Old South Carolina State Highway 123, (now known as South Carolina State Highway No. 125); on the South by other land of Carole Martin; on the East by Georges Creek and by land now or formerly owned by Frank Garrison; and on the West by land now or formerly owned by Tom and Bill Miller; containing one (1) acre, more or less, and being fully described as follows:

BEGINNING on the South side of the right-of-way of Old South Carolina Highway 123, pin the center of Georges Creek (the Northeast corner of the land herein conveyed); thence down Georges Creek 65 feet; thence along line of land now or formerly owned by Frank Garrison South 8-40 West 158.5 feet; thence along line of Land of the grantor (a new line) South 89-50 West 210 feet; thence along line of land now or formerly owned by Tom and Bill Miller North 8-40 East 127 feet to the right-of-way of Old South Carolina State Highway 123; thence along the Highway right-of-way North 65-15 East 223 feet to the BEGINNING corner.

ALSO: A right-of-way fifteen (15) feet in width running over and across the land hereinabove conveyed from the South side of the right-of-way of Old South Carolina State Highway 123 (now known as South Carolina State Highway 124) to the North line of the

land of the grantor. The center line of this right-of-way shall be the center line of a graveled road now in existence and in use by the grantor. This right-of-way so reserved shall include the right of travel by motor vehicles, and shall be construed as and easement appurtenant to the land which the grantor owns bounding property owned now or formerly by Whitaker on the South, and such right-of-way shall remain open and unobstructed for the free, joint and common use of the owner(s) of the lot herein described.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matter shown on recorded plats.

For derivation of title, see conveyance to Gregory A. Porter from Carole Martin by deed dated January 22, 1997 and recorded January 24, 1997 in Deed Book 358 at Page 124 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

Parcel #13b: ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, and according to a plat by Smith Surveyors, Inc., dated May 01, 2001; said tract is known and designated as Tract B, contains 0.970 acre, and is more particularly described as follows, to-wit:

BEGINNING at an iron pin on S.C. Highway No. 124, common corner with property now or formerly of Elizabeth Camp; thence along the highway North 65-16-41 East 189.02 feet to an iron pin; thence continue along the highway North 65-19-22 East 245.49 feet to an iron pin, common corner with property now or formerly of Stevens; thence along the Stevens line South 08-23-51 West 182.58 feet to an iron pin; thence South 89-07-34 West 208.69 feet to an iron pin; thence South 08-31-39 West 51.91 feet to an iron pin; common rear corner with Tract A; thence along the common boundary line of Tracts A and B 87-56-42 West 149.08 feet to an iron pin; thence along the common boundary line with Camp North 02-41-11 West 59.00 feet to an iron pin, the point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from the State of South Carolina, ex rel. Robert M. Arial, Solicitor, Thirteenth Judicial Circuit by deed dated May 17, 2001 and recorded May 23, 2001 in Deed Book 613, at Page 255 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

Parcel #13c: ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens; being bounded on the North by the right-of-way of Old South Carolina State Highway 123, (now known as South Carolina State

Highway No. 124); on the South by other land of Carole Martin; on the East by Georges Creek and by land now or formerly owned by Frank Garrison; and on the West by land now or formerly owned by Tom and Bill Miller; containing one (1) acre, more or less, and being more fully described as follows:

BEGINNING on the South side of the right-of-way of Old South Carolina Highway 123, in the center of Georges Creek (the Northeast corner of the land herein conveyed); thence down Georges Creek 65 feet; thence along the line of land now or formerly owned by Frank Garrison, South 8-40 West 158.5 feet; thence along line of land of Carole Martin (a new line) South 89-50 West, 210 feet; thence along line of land now or formerly owned by Tom and Bill Miller, North 8-40 East, 127 feet to the right-of-way of Old South Carolina State Highway 123; thence along the Highway right-of-way, North 65-15 East 223 feet to the BEGINNING corner.

This conveyance is subject to a right-of-way fifteen (15) in width running over and across the land hereinabove conveyed from the South side of right-of-way of Old South Carolina State Highway 123 (now known as South Carolina State Highway 124) to the North line of the land now or formerly of Carole Martin, being more particularly described in Deed Book 98, at Page 254.

For derivation of title, see conveyance to Gregory A. Porter from Joseph B. Stevens by deed dated October 01, 2001 and recorded October 03, 2001 in Deed Book 637, at Page 121 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

ALSO:

Parcel #14: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, shown and designated as Tract A, containing 0.471 acres, according to a plat prepared by Smith Surveyors, Inc., dated May 01, 2001, and recorded May 23, 2001 in the Register of Deeds Office for Pickens County, South Carolina, in Plat Book 420 at Page 11-B, reference being made hereto to said plat for the exact metes and bounds thereof.

For derivation of title, see conveyance to Greg A. Porter from Hamby Properties, LLC by deed dated March 01, 2016 and recorded March 11, 2016 in Deed Book 1754, at Page 73 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-12

STATE OF SOUTH CAROLINA

COUNTY OF PICKENS

AFFIDAVIT FOR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is designated as:

See attached EXHIBIT "A"

and was conveyed unto Highway 123 Properties, LLC by Greg Porter, a/k/a Greg A. Porter, a/k/a Gregory Porter, a/k/a Gregory A. Porter, a/k/a Gregory Allen Porter by deed dated January 13th, 2021.

3. The deed is exempt from the deed recording fee because: #8
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney.

SWORN to before me this 13th day
of January, 2021

Mary H. Gillespie
Notary Public for South Carolina

Printed Name: Mary H. Gillespie

My Commission expires: 02/23/2028



James M. Robinson

EXHIBIT "A"

1. 3630 Calhoun Memorial Hwy.
N/Side Highway 123, R0030109
Greenville, SC
Parcel Number: 5059-13-24-1532
2. Cancelled
3. 3664 Calhoun Memorial Hwy.
N/Side Highway 123, Plat R0029987
Greenville, SC
Parcel Number: 5059-13-14-7227
4. NE/Side Mulligan Ford Hill Road
R0081071
Cleveland, SC
Parcel Number: 5117-00-29-1141
5. 217 Mulligan Ford Hill Road
Lots 58 & 59, Plat 1920/6, R0032990
Cleveland, SC
Parcel Number: 5117-00-19-9116
6. 129 Collins Road
S/Side Highway 123, R0058500
Easley, SC
Parcel Number: 5049-13-22-2844
7. 3642 Calhoun Memorial Hwy.
Port Lot 2, N/Side Highway, R0030080
Greenville, SC
Parcel Number: 5059-13-14-9289
8. 4037 Calhoun Memorial Hwy.
S/Side Highway 123, R0066709
Easley, SC
Parcel Number: 5049-16-73-5371
9. 3656 Calhoun Memorial Hwy.
Lot 3, Plat 56/64 Off, R0030014
Greenville, SC
Parcel Number: 5059-13-14-7421
10. 3652 Calhoun Memorial Hwy.
N/Side Highway 123, R0030039
Greenville, SC
Parcel Number: 5059-13-14-8425
11. 3613 Calhoun Memorial Hwy.
Highway 123, Plat 33/74A,
R0027666
Greenville, SC
Parcel Number: 5059-14-23-6957
12. 3640 Calhoun Memorial Hwy.
N/Side Highway 123, R0030059
Greenville, SC
Parcel Number: 5059-13-24-0289
13. 3718 Calhoun Memorial Hwy.
N/Side Highway 123
Tract R0067423
Greenville, SC
Parcel Number: 5059-13-04-4492
14. 3784 Calhoun Memorial Hwy.
Highway's 123, 124
Tract R0065441
Greenville, SC
Parcel Number: 5059-13-04-1254

PARCEL 21

7100
STATE OF SOUTH CAROLINA

COUNTY OF PICKENS

Co. Tax \$ 39.05

Book 14-I Page 267

KNOW ALL MEN BY THESE PRESENTS, that Ronald Edwin Sandlin and Janice Karldeen Sandlin

in consideration of Thirty-five thousand four hundred and No/100ths-----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

Gregory Porter, his heirs and assigns forever:

ALL that tract of land in Pickens County, State of South Carolina, on the northern side of U. S. Highway 123, as shown on a plat of John C. Smith and Son, dated February 28, 1983, containing .46 acres, said plat to be recorded in the Clerk of Court's Office for Pickens County, as shown at Plat Book 25, at Page 894, and having the following metes and bounds:

Running from an iron pin at the corner lands of Holcombe N. 02-19 W. 199.75 ft. to an iron pin; thence running N. 87-47 E. 101.16 ft. to an iron pin; thence running S. 02-06 E. 200 ft. to an iron pin; thence running S. 87-56 W. 100.4 ft. to the point of beginning.

This being a portion of the property conveyed to the Grantors herein by deed of Clyde Sandlin and Grace E. Sandlin dated February 21, 1983, and recorded in the R. M. C. Office for Pickens County in Deed Book 14E at Page 281.

067733

OLIVER A. NEALY
FILED

JAN 13 10 53 AM '84

CLERK OF COURT
PICKENS, S.C.



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 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 3rd day of January, 1984

SIGNED, sealed and delivered in the presence of:

Bernice L. Wilson
Thomas M. Hall

Ronald Edwin Sandlin (SEAL)
RONALD EDWIN SANDLIN (SEAL)
Janice Karldeen Sandlin (SEAL)
JANICE KARLDEEN SANDLIN (SEAL)

STATE OF SOUTH CAROLINA

COUNTY OF PICKENS

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 3rd day of January, 19 84

Bernice L. Wilson (SEAL)
Notary Public for South Carolina.

Thomas M. Hall

My commission expires 10-22-92

STATE OF SOUTH CAROLINA

COUNTY OF PICKENS

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(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

3rd day of January, 19 84

Bernice L. Wilson (SEAL)
Notary Public for South Carolina.

Janice Karldeen Sandlin
JANICE KARLDEEN SANDLIN

My commission expires 10-22-92

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

STATE OF SOUTH CAROLINA

COUNTY OF PICKENS

✓
✓ RONALD EDWIN SANDLIN and
JANICE KARLDEEN SANDLIN

TO

✓
GREGORY PORTER
Rt 11, Hwy 123
Greenville, S.C.

TITLE TO REAL ESTATE

I hereby certify that the within Deed has been this

13th day of Jan. 1984

at 10:53 A.M. recorded in Book 14-I of

Deeds, page 267

W. H. M. M. M.
Register of Mense Conveyance Pickens County

I hereby certify that the within Deed has been this

day of _____

19____ recorded in Book _____ page _____

Auditor _____ County _____

~~RECORDED~~
DEED

BOOK 14-I PAGE 267

RECORDED Jan. 13 19 84
TIME 10:53

CARD _____ OF _____ CARDS

GRANTOR

Ronald Edwin Sandlin
Janice Karldeen Sandlin

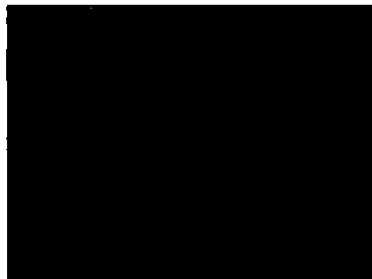
GRANTEE

Gregory Porter

DESCRIPTION .46 acre, US Hwy.123

SATISFACTION

CLERK OF COURT
PICKENS COUNTY
PICKENS, S.C.



DO NOT REFILE THIS FILM CARD

RETURN TO CLERK OR DEPUTY OR
PLACE IN REFILE TRAY.

NOTICE: THIS FILM AND CARD MAY NOT BE
ALTERED NOR DAMAGED IN ANY MANNER NOR
REMOVED FROM THE CLERKS OFFICE UNDER
PENALTY OF LAW.

STATE OF SOUTH CAROLINA)	
	)	TITLE TO REAL ESTATE
COUNTY OF PICKENS	)	(DEED ONLY)

KNOW ALL MEN BY THESE PRESENTS THAT, I, GREG PORTER, A/K/A GREG A. PORTER, A/K/A GREGORY PORTER, A/K/A GREGORY A. PORTER, A/K/A GREGORY ALLEN PORTER

in consideration of **One and 00/100 (\$1.00) Dollar** and no other consideration

to me in hand paid by Grantee(s) the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto:

**HIGHWAY 123 PROPERTIES, LLC
3630 Calhoun Memorial Highway
Greenville, SC 29611**

See attached Exhibit "A"

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 ¹³said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns, 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 13th day of January, 2021.

SIGNED, sealed and delivered
in the presence of:

Mary H. Gillespie
Witness

James M. Kallman
Witness

[Signature] (SEAL)
Greg Porter

[Signature] (SEAL)
a/k/a Greg A. Porter

[Signature] (SEAL)
a/k/a Gregory Porter

[Signature] (SEAL)
a/k/a Gregory A. Porter

[Signature] (SEAL)
a/k/a Gregory Allen Porter

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this date by the above named Grantor(s).

Mary H. Gillespie
Notary Public for State of South Carolina
Printed Name: Mary H. Gillespie
My Commission expires: 02/23/2028

ROBINSON LAW FIRM, P.A.
P. O. BOX 738
EASLEY, SC 29641
864.859.7501

EXHIBIT "A"

Parcel #1a: ALL that tract of land in Pickens County, State of South Carolina, on the northern side of U.S. Highway No. 123 containing 1.68 acres + as shown on a plat prepared by John C. Smith & Son, dated February 28, 1983, and recorded in the Clerk of Court's Office for Pickens County in Plat Book 25 at Page 99. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

This property is hereby conveyed subject to easements and rights-of-way of record.

For derivation of title, see conveyance to Gregory Porter from Ronald Edwin Sandlin and Janice Karldeen Sandlin by deed dated March 23, 1983 and recorded March 28, 1983 in Deed Book 14-E, at Page 653 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-24-1532

Parcel #1b: ALL that certain piece, parcel or lot of land, in Easley Township, Pickens County, State of South Carolina, on the North side of U.S. Highway No. 123, near the City of Easley, and containing three (3) acres, more or less, and shown as Lot No. 3 on a plat of Property of J. L. Adkins, prepared by J. Mac Richardson, April 1951, and being a portion of the land conveyed to Jimmie L. Adkins by Garrison Wyatt by his deed recorded in Volume 6-R, at page 12, and adjoining lands with Frank Garrison on the North, lands with Mrs. L. E. Wyatt, now or formerly, and on the East, lands with Jimmie L. Adkins on the West, and bounded on the South by U.S. Highway No. 123, and having the following courses and distances, to-wit: BEGINNING on said State highway; thence South 86-47 West 225 feet; thence North 3-37 West 537 feet; thence North 58-41 West 213 feet; thence South 6-26 East 643 feet to the BEGINNING corner. This is the identical property conveyed to J. B. Pearce, Paul Pearce and Grace Pearce by John H. Taylor and Loretta M. Taylor by deed dated April 27, 1973, of record in Book of Deeds 12-D, at Page 998. The Late Grace Pearce devised her undivided interest to her husband, Paul Pearce, as appears in Apartment 365, File 145, Probate Court for Pickens County, South Carolina.

For derivation of title, see conveyance to Gregory Allen Porter from J. B. Pearce and Paul Pearce by deed dated December 01, 1978 and recorded December 04, 1978 in Deeds Book 13-N at Page 99 in the Register of Deeds Office for Pickens county, South Carolina.

ALSO:

Parcel #2: (Deleted)

ALSO:

Parcel #3: ALL those certain pieces, parcels or lots of land, situate, lying and being in the State of South Carolina, County of Pickens, on U.S. Hwy 123 and according to a survey by Smith Surveyors, Inc. dated June 14, 2002, and recorded in Plat Book 508, at Page 20A, said lots are known as Lots No. 1 and No. 2, containing a total of 1.199 acres and is more particularly described as is shown on said plat. Reference to said plat is hereby made for the complete metes and bound description thereof.

ALSO: ALL my right, title and interest, whatever the same may be, in and to that strip of land twenty (20) feet in width shown as a right-of-way to the land at the rear of Lot No. 1, which includes Lot No. 2, on a plat recorded in Plat Book 508, at Page 20A.

This conveyance is made subject to any and all rights of way, easements and restrictions which may appear of record and/or on the premises and specifically to the twenty (20) foot right-of-way as shown on the above reference recorded plat.

For derivation of title, see conveyance to Greg Porter from A. E. Melton, Jr. by deed dated January 11, 2005 and recorded January 12, 2005 in Deed Book 875 at Page 247 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-7227

ALSO:

Parcel #4: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being known and designated as Tract 1-B containing 1.00 acre, more or less as shown on plat prepared for Greg Porter by Jay Dunn Land Surveyor dated June 29, 2010 and recorded in the ROD Office for Pickens County in Plat Book 595 at Page 121 on July 26, 2010, having according to said plat, metes and bounds as shown thereon.

For derivation of title, see conveyance to Greg Porter from Gena B. McGowan, Edith B. Smith, and Mareon C. Stall by deed dated July 01, 2010 and recorded July 26, 2010 in Deed Book 1333 at Page 177 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5117-00-29-1141

ALSO:

Parcel #5a: ALL those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Pickens, on the Northeast side of Mullican Ford Road, now known as Mulligan Ford Road, about 300 feet East of Saluda River and being shown and designated as Lot Fifty-Eight (58) and Fifty-Nine (59) on a plat prepared by J. C. Hill, dated June, 1937, a copy of which is duly recorded in Plat Book 1920, at Page 68, in the Office of the Clerk of Court for Pickens County, South Carolina, being part of a subdivision known as Pioneer Park. Reference is made to the aforesaid plat for a more full and accurate description as to metes and bounds, courses and distances.

For derivation of title, see conveyance to Greg Porter from Nancy A. Kleckley-Hughey and David M. Kleckley by deed dated October 09, 2007 and recorded October 15, 2007 in Deed Book 1141 at Page 46 in the Register of Deeds Office for Pickens County, South Carolina.

This conveyance is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters of survey, all applicable zoning and land use ordinances.

Parcel Number: 5117-00-19-9116

Parcel #5b: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being known and designated as Pt. Tract 3 containing 0.05 acres, more or less, as shown on plat prepared for Greg Porter by Jay Dunn Land Surveyor dated June 10, 2010 and recorded in the ROD Office for Pickens County in Plat Book 595 at Page 120 on July 26, 2010 and having such metes and bounds as are shown thereon.

For derivation of title, see conveyance to Greg Porter from Edith Bryant Smith, Eugenia Bryant McGowan, Wade H. Bryant, Jr., Eleanor B. Dunlap, and Carolina H. Bryant by deed dated July 01, 2010 and recorded July 26, 2010 in Deed Book 1333 at Page 170 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5117-00-19-9116

ALSO:

Parcel #6: ALL that certain piece, parcel or tract of land in Pickens County, State of South Carolina, being shown as the western portion of Tract No. 8 on a plat of the property of Hannah Collins made by J. A. Pickens, April 3, 1944, and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin at the intersection of Highway #13 with a County Road leading

therefrom in a southwesterly direction, and running thence with said Country Road as the line S. 16 W. 2.50 chains to pin; thence S. 29 W. 1.89 chains to iron pin at the joint front corner of Tracts Nos. 8 and 7 as shown on the above mentioned plat; thence with the line of Tract No. 7 S. 49 ¼ E. 14.30 chains to stone; thence N. 34 ½ E. 4.10 chains to branch, thence up the meanders of said branch as the line 13 chains, more or less, to pin on the southern side of right-of-way of Highway #13; thence with the southern side of said right-of-way, S. 84 ¼ W. 3 chains, more or less, to a point in the County Road first above mentioned, the point of BEGINNING.

ALSO: ALL that certain piece, parcel of tract of land in Pickens County, State of South Carolina, being shown as the major portion of Tract No. 7 on Plat of the property of Hannah Collins made by J. A. Pickens, April 3, 1944, and containing 10.30 acres, more or less, and also having, according to the above-mentioned plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of a road leading from Highway #13 in a southwesterly direction at the joint front corner of Tracts Nos. 7 and 8, and running thence with the line of Tract No. 8, S. 49 ¼ E. 14.30 chains to stone; thence S. 34-½ W. 7.60 chains to pin at the rear corner of Tract No. 6; thence with the line of Tract No. 6, N. 52 W. to pin at the southwestern corner of a one-half acre tract heretofore conveyed to Joseph Fair; thence with the rear line of said tract No. 32 ¼ E. 105.65 feet to an iron pin; thence N. 52 ¼ W. 209 feet to pin on the first mentioned Road; thence with said Road as the line N. 32 E. 2.75 chains, more or less, to bend; thence continuing with said Road N. 29 E. 2.20 chains to the point of BEGINNING.

LESS, HOWEVER:

ALL that property heretofore conveyed to the South Carolina Department of Highways and Public Transportation, by Title to Real Estate, dated November 28, 1983.

For derivation of title, see conveyance to Greg Porter from H. David Sherriff by deed dated August 14, 1984 (sic) and recorded August 04, 1989 in Deed Book 73 at Page 302 in the Register of Deeds Office for Pickens County, South Carolina.

This conveyance is made subject to any and all recorded rights-of-way, easements, restrictions, and conditions; and is further subject to any of the foregoing which may appear from and inspection of the premises.

Parcel Number: 5049-13-22-2844

ALSO:

Parcel #7: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being shown and designated as Lot No. Portion of 2, as shown on a plat of the J. L. Atkins property prepared by J. Mac Richardson, Surveyor, dated April 1951, and being more particularly described according to a recent survey by R. W. Dalton as follows:

BEGINNING at an iron pin on the north side of New Easley Highway 874 feet west of the intersection of New Easley Highway and Fish Trapp Road, and running thence through Lot 2, N3-37W, 200 feet to an iron pin, thence S88-27W, 100 feet to an iron pin, thence S3-37E, 200 feet to an iron pin in the north side of New Easley Highway which pin is 100 feet east of the joint front corner of Lots 1 and 2, and running thence with said highway, N88-27E, 100 feet to point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from Clyde L. Holcombe, Jr., Margaret Ann Cobb and Mildred T. Holcombe by deed dated July 30, 2008 and recorded August 04, 2008 in Deed Book 1201 at Page 263 in the Register of Deeds Office for Pickens County, South Carolina.

The above described property is subject to any and all existing easements and/or rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any and all restrictions, covenants or zoning ordinances affecting such property as may appear of record. The above described property is specifically subject to restrictions governing said property as appear in the Register of Deeds Office for Pickens County, South Carolina in:

Parcel Number: 5059-13-14-9289

ALSO:

Parcel #8a: ALL that lot of land in the County of Pickens, State of South Carolina, in Easley Township, near Easley, S. C., shown as a portion of the property of Carl W. Reeves in Deed Book 4-Y, at Page 228, on plat of Hodges Development Co., Inc. in Plat Book 4-Y, at Page 228, having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of S. C. Highway 123, at Fannie Tanner Property, situate 530 feet west of the intersection of a County Road; and running thence along Tanner Property South 01-00 West 150 feet to an iron pin corner; thence along Dodson South 84-40 West 256.2 feet to an iron pin corner; thence North 01-00 East 150 feet to an iron pin on S. C. Highway 123; thence with said Highway North 84-40 East 256.2 feet to the point of BEGINNING.

This lot is subject to an easement for the joint use reserved to Ernest R. and Kasie Dodson for a 12 foot driveway on the eastern side of a 15 foot driveway on the western side of said property as will appear in Deed Book 10-A, at Page 293.

Together with an easement for the use of water from well No. 1 shown on said plat, provided that said use did not diminish the water supply of well No. 2, together with the right to clean-out, shore-up or improve said well.

Together with an easement of ingress and egress over a triangular tract west of the above-specified lot, described as follows;

BEGINNING at an iron pin on the southern side of S. C. Highway 123 at the northwestern corner of the above lot, and running with it South 01-00 West 50 feet to an iron pin corner; thence North 73-45 West 135 feet to an iron pin corner; thence along said highway North 84-40 East 131.1 feet to the point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from Marian M. Moorhead and Kenneth J. Moorhead by deed dated February 28, 2001 and recorded March 06, 2001 in Deed Book 598 at Page 317 in the Register of deeds Office for Pickens County, South Carolina.

ALSO:

Parcel #8b: ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, on the south side of U.S. Highway 123, between Greenville and Easley, containing 6.22 acres, more or less, according to a plat dated 9-1-93 by T. Craig Keith for Essie Dodson and being more particularly described as follows, to-wit:

BEGINNING at a point located on the south side of the right-of-way for U.S. Highway 123; thence along the highway right-of-way North 84-40 East 131.1 feet to a point on the highway right-of-way; thence leaving the highway right-of-way and running South 1 West 150.0 feet to a point; thence North 84-40 East 160.2 feet to a point; thence South 3-56 West 195.14 feet to a point; thence South 10-25 East 90.54 feet to a point; thence South 78-48 East 22.75 feet to a point in the 12 foot right-of-way; thence South 77-32 East 60.82 feet to a point; thence South 2 West 362.83 feet to a point; thence South 65-13 West 413.50 feet to a point; thence North 0-57 East 959.85 feet to a point on the highway right-of-way, the point of BEGINNING.

ALSO: A right-of-way or easement to use the 12 foot driveway located on the eastern side, and a right-of-way or easement to use the 15 driveway located on the western side of the property conveyed from Ernest R. Dodson and Essie Dodson to Hodges Development Co.

as found in Deed Book 10-A at Page 293, with reference being made to said conveyance recorded in Deed Book 10-A, at Page 293 for the terms of said easements.

ALSO: A right-of-way or easement for ingress and egress over and across the 12 foot right-of-way located on the eastern side of the property conveyed from Ernest R. Dodson and Essie Dodson to Hodges Development Co. as found in Deed Book 10-A at Page 293 and a right-of-way for ingress and egress over and across the property conveyed from Essie G. Dodson to Gary Renner and Lynn Renner as found in Deed Book 229 at Page 79, said right-of-way running from U.S. Highway 123, over and across the property conveyed to Hodges Development Co. and over and across the property conveyed to Renner, to other property owned by Grantor and conveyed herein to Grantee, with reference being made to said Deed Book 10-A, at Page 293 and Deed Book 229, at Page 79 for the terms of said easements.

This conveyance is made subject to the right-of-way or easement for ingress, egress and parking over and upon and along that triangular tract of land located at the northwest corner of the property herein conveyed, as found in the conveyance from Ernest R. Dodson and Essie Dodson to Hodges Development Co. recorded in Deed Book 10-A at Page 293, reference to said deed being made for the exact terms and located of the right-of-way.

For derivation of title, see conveyance to Gregory A. Porter from Marvin G. Dodson by deed dated October 21, 1999 and recorded October 25, 1999 in Deed Book 512 at Page 147 in the Register of Deeds Office for Pickens County, South Carolina.

ALSO:

Parcel #8c: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, East of the City of Easley and located 150 feet South of the South side of U.S. Highway 123 and according to a plat by T. Craig Keith, Surveyor, of property of Essie Dodson dated September 01, 1993, said lot contains 0.65 acre, more or less, and according to said plat is more particularly described as follows, to-wit:

BEGINNING at a point at an iron pin at the northeast corner of the lot, which iron pin is located South 2-00 West 150 feet from an iron pin on the highway right-of-way; thence South 2 West 310.0 feet to an iron pin; thence along the line of the remaining property of Essie Dodson North 77-32 West 60.82 feet to a point in the center of the right-of-way; thence North 79-48 West 22.75 feet to a point; thence North 10-25 West 90.54 feet to a point; thence North 3-56 East 195.13 feet to a point on the line in Moorehead Oil Co.; thence North 84-40 West 96.0 feet to the point of BEGINNING corner.

ALSO: A non-exclusive right-of-way for ingress and egress 12 feet in width from the

northeast corner of the lot herein conveyed running North East 150.00 feet to the right-of-way of U.S. Highway 123.

For derivation of title, see conveyance to Greg Porter from Garry Renner and Lynn Renner by deed dated January 31, 2000 and recorded February 01, 2000 in Deed Book 528 at Page 56 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5049-16-73-5371

ALSO:

Parcel #9: ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Pickens, being shown and designated as Lot 3 located at 3656 Calhoun Memorial Highway, according to a survey prepared for Juan J. Perez by G. M. Powell Surveying, dated August 26, 1997, recorded in Plat Book 56, at Page 64, reference to which is hereby craved for a more complete and accurate description.

ALSO: A 20 foot right-of-way located on the south side of the above lot to be used jointly with the owners of Lot No. 2 for ingress and egress leading in a westerly direction from Lot No. 2 to an easterly course along the southern part of Lots No. 3 and 4, and eastern side of Lot No. 1 leading in to U.S. Highway 123 as shown on said plat.

For derivation of title, see conveyance to Gregory A. Porter from Juan A. Perez, a/k/a Juan J. Perez by deed dated May 20, 2005 and recorded May 26, 2005 in Deed Book 908 at Page 39 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-7421

ALSO:

Parcel #10: ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, Easley Township, and being more fully described as follows, to wit:

BEGINNING on an iron pin on Frank Garrison Estate; thence S10-53W 263.8 feet to an iron pin; thence S87-39 W 124.8 feet to an iron pin; thence N2-21W 156.5 feet to an iron pin, thence N59-17E 210.5 feet to the point of BEGINNING, and being known and designated as Lot No. 4 on Plat of John C. Smith, Surveyor, dated November 7, 1960, and containing 0.5 acre, more or less, and being bounded on the north by Frank Garrison Estate, east by Wyatt Estate, southwest by Lot No. 1 and west by Lot No. 3.

ALSO: A joint use of 20 foot driveway leading from the above lot in a southerly direction along Lot No. 1 as shown on the above referred to plat, reference to which is hereby made for a more complete and accurate description. This driveway to be used by owners of Lots Nos. 3 and 2 and 4 for ingress and egress purposes.

For derivation of title, see conveyance to Greg Porter from Shirley M. Duncan by deed dated November 05, 1996 and recorded November 07, 1996 in Deed Book 346 at Page 333 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-8425

ALSO:

Parcel #11: ALL that certain piece, parcel or tract of land, together with all improvements thereon, containing 1.562 acres, more or less, situate, lying and being on the Southern side of U.S. Highway 123, in the County of Pickens, State of South Carolina, and being shown and designated on plat entitled, "Property of Tires, Inc.," dated January 15, 1988, prepared by Kermit T. Gould, RLS, recorded in the Office of the Clerk of the Court for Pickens County, South Carolina, in Plat Book 33, at Page 74-A. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

For derivation of title, see conveyance to Gregory A. Porter from G.T.B., Inc. by deed dated July 29, 1992 and recorded August 03, 1992 in Deed Book 174 at Page 60 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-14-23-6957

ALSO:

Parcel #12: ALL that tract of land in Pickens County, State of South Carolina, on the northern side of U.S. Highway 123, as shown on a plat of John C. Smith and Son, dated February 28, 1983, containing .46 acre, said plat to be recorded in the Clerk of Court's Office for Pickens Count, as shown in Plat Book 25, at Page 894. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

For derivation of title, see conveyance to Gregory Porter from Ronald Edwin Sandlin and Janice Karldeen Sandlin by deed dated January 03, 1984 and recorded January 13, 1984 in Deed Book 14-I at Page 267 in the Register of Deeds Office for Pickens county, South Carolina.

Parcel Number: 5059-13-24-0289

ALSO:

Parcel #13a: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, being bounded on the South by the right-of-way of S.C. State Highway 123, on the North by the right-of-way of old S.C. State Highway 123, on the East by George's Creek and by land now or formerly owned by Garrison and on the West by land now or formerly owned by Miller, said tract containing 2.25 acres, more or less, and being more fully described according to plat of John C. Smith and J. Coke Smith, Surveyors, dated June 10, 1952, as follows:

BEGINNING at a point on the right-of-way of Highway 123 which point is 80 feet from the center line of said highway running thence along line of land now or formerly owned by Miller North 8-40 East 389 feet to the right-of-way of Old S.C. State Highway 123; thence along highway right-of-way North 65-15 East 223 feet to George's Creek; thence down George's Creek in the southeasterly direction 65 feet; thence leaving the creek and running along line of land now or formerly owned by Garrison South 8-40 West 420.5 feet to point within and along the highway right-of-way; thence South 89-50 West 210 feet to a point of BEGINNING. A strip 16 feet in width and 210 feet in length is according to the aforesaid plat within the highway right-of-way.

LESS HOWEVER: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens; being bounded on the North by the right-of-way of Old South Carolina State Highway 123, (now known as South Carolina State Highway No. 125); on the South by other land of Carole Martin; on the East by Georges Creek and by land now or formerly owned by Frank Garrison; and on the West by land now or formerly owned by Tom and Bill Miller; containing one (1) acre, more or less, and being fully described as follows:

BEGINNING on the South side of the right-of-way of Old South Carolina Highway 123, pin the center of Georges Creek (the Northeast corner of the land herein conveyed); thence down Georges Creek 65 feet; thence along line of land now or formerly owned by Frank Garrison South 8-40 West 158.5 feet; thence along line of Land of the grantor (a new line) South 89-50 West 210 feet; thence along line of land now or formerly owned by Tom and Bill Miller North 8-40 East 127 feet to the right-of-way of Old South Carolina State Highway 123; thence along the Highway right-of-way North 65-15 East 223 feet to the BEGINNING corner.

ALSO: A right-of-way fifteen (15) feet in width running over and across the land hereinabove conveyed from the South side of the right-of-way of Old South Carolina State Highway 123 (now known as South Carolina State Highway 124) to the North line of the

land of the grantor. The center line of this right-of-way shall be the center line of a graveled road now in existence and in use by the grantor. This right-of-way so reserved shall include the right of travel by motor vehicles, and shall be construed as and easement appurtenant to the land which the grantor owns bounding property owned now or formerly by Whitaker on the South, and such right-of-way shall remain open and unobstructed for the free, joint and common use of the owner(s) of the lot herein described.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matter shown on recorded plats.

For derivation of title, see conveyance to Gregory A. Porter from Carole Martin by deed dated January 22, 1997 and recorded January 24, 1997 in Deed Book 358 at Page 124 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

Parcel #13b: ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, and according to a plat by Smith Surveyors, Inc., dated May 01, 2001; said tract is known and designated as Tract B, contains 0.970 acre, and is more particularly described as follows, to-wit:

BEGINNING at an iron pin on S.C. Highway No. 124, common corner with property now or formerly of Elizabeth Camp; thence along the highway North 65-16-41 East 189.02 feet to an iron pin; thence continue along the highway North 65-19-22 East 245.49 feet to an iron pin, common corner with property now or formerly of Stevens; thence along the Stevens line South 08-23-51 West 182.58 feet to an iron pin; thence South 89-07-34 West 208.69 feet to an iron pin; thence South 08-31-39 West 51.91 feet to an iron pin; common rear corner with Tract A; thence along the common boundary line of Tracts A and B 87-56-42 West 149.08 feet to an iron pin; thence along the common boundary line with Camp North 02-41-11 West 59.00 feet to an iron pin, the point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from the State of South Carolina, ex rel. Robert M. Arial, Solicitor, Thirteenth Judicial Circuit by deed dated May 17, 2001 and recorded May 23, 2001 in Deed Book 613, at Page 255 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

Parcel #13c: ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens; being bounded on the North by the right-of-way of Old South Carolina State Highway 123, (now known as South Carolina State

Highway No. 124); on the South by other land of Carole Martin; on the East by Georges Creek and by land now or formerly owned by Frank Garrison; and on the West by land now or formerly owned by Tom and Bill Miller; containing one (1) acre, more or less, and being more fully described as follows:

BEGINNING on the South side of the right-of-way of Old South Carolina Highway 123, in the center of Georges Creek (the Northeast corner of the land herein conveyed); thence down Georges Creek 65 feet; thence along the line of land now or formerly owned by Frank Garrison, South 8-40 West 158.5 feet; thence along line of land of Carole Martin (a new line) South 89-50 West, 210 feet; thence along line of land now or formerly owned by Tom and Bill Miller, North 8-40 East, 127 feet to the right-of-way of Old South Carolina State Highway 123; thence along the Highway right-of-way, North 65-15 East 223 feet to the BEGINNING corner.

This conveyance is subject to a right-of-way fifteen (15) in width running over and across the land hereinabove conveyed from the South side of right-of-way of Old South Carolina State Highway 123 (now known as South Carolina State Highway 124) to the North line of the land now or formerly of Carole Martin, being more particularly described in Deed Book 98, at Page 254.

For derivation of title, see conveyance to Gregory A. Porter from Joseph B. Stevens by deed dated October 01, 2001 and recorded October 03, 2001 in Deed Book 637, at Page 121 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

ALSO:

Parcel #14: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, shown and designated as Tract A, containing 0.471 acres, according to a plat prepared by Smith Surveyors, Inc., dated May 01, 2001, and recorded May 23, 2001 in the Register of Deeds Office for Pickens County, South Carolina, in Plat Book 420 at Page 11-B, reference being made hereto to said plat for the exact metes and bounds thereof.

For derivation of title, see conveyance to Greg A. Porter from Hamby Properties, LLC by deed dated March 01, 2016 and recorded March 11, 2016 in Deed Book 1754, at Page 73 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-12



James M. Robinson

EXHIBIT "A"

1. 3630 Calhoun Memorial Hwy.
N/Side Highway 123, R0030109
Greenville, SC
Parcel Number: 5059-13-24-1532
2. Cancelled
3. 3664 Calhoun Memorial Hwy.
N/Side Highway 123, Plat R0029987
Greenville, SC
Parcel Number: 5059-13-14-7227
4. NE/Side Mulligan Ford Hill Road
R0081071
Cleveland, SC
Parcel Number: 5117-00-29-1141
5. 217 Mulligan Ford Hill Road
Lots 58 & 59, Plat 1920/6, R0032990
Cleveland, SC
Parcel Number: 5117-00-19-9116
6. 129 Collins Road
S/Side Highway 123, R0058500
Easley, SC
Parcel Number: 5049-13-22-2844
7. 3642 Calhoun Memorial Hwy.
Port Lot 2, N/Side Highway, R0030080
Greenville, SC
Parcel Number: 5059-13-14-9289
8. 4037 Calhoun Memorial Hwy.
S/Side Highway 123, R0066709
Easley, SC
Parcel Number: 5049-16-73-5371
9. 3656 Calhoun Memorial Hwy.
Lot 3, Plat 56/64 Off, R0030014
Greenville, SC
Parcel Number: 5059-13-14-7421
10. 3652 Calhoun Memorial Hwy.
N/Side Highway 123, R0030039
Greenville, SC
Parcel Number: 5059-13-14-8425
11. 3613 Calhoun Memorial Hwy.
Highway 123, Plat 33/74A,
R0027666
Greenville, SC
Parcel Number: 5059-14-23-6957
12. 3640 Calhoun Memorial Hwy.
N/Side Highway 123, R0030059
Greenville, SC
Parcel Number: 5059-13-24-0289
13. 3718 Calhoun Memorial Hwy.
N/Side Highway 123
Tract R0067423
Greenville, SC
Parcel Number: 5059-13-04-4492
14. 3784 Calhoun Memorial Hwy.
Highway's 123, 124
Tract R0065441
Greenville, SC
Parcel Number: 5059-13-04-1254

PARCEL 22

STATE OF SOUTH CAROLINA)	
	)	TITLE TO REAL ESTATE
COUNTY OF PICKENS	)	(DEED ONLY)

KNOW ALL MEN BY THESE PRESENTS THAT, I, GREG PORTER, A/K/A GREG A. PORTER, A/K/A GREGORY PORTER, A/K/A GREGORY A. PORTER, A/K/A GREGORY ALLEN PORTER

in consideration of **One and 00/100 (\$1.00) Dollar** and no other consideration

to me in hand paid by Grantee(s) the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto:

**HIGHWAY 123 PROPERTIES, LLC
3630 Calhoun Memorial Highway
Greenville, SC 29611**

See attached Exhibit "A"

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 ¹³said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns, 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 13th day of January, 2021.

SIGNED, sealed and delivered
in the presence of:

Mary H. Gillespie
Witness

James M. Kallman
Witness

[Signature] (SEAL)
Greg Porter

[Signature] (SEAL)
a/k/a Greg A. Porter

[Signature] (SEAL)
a/k/a Gregory Porter

[Signature] (SEAL)
a/k/a Gregory A. Porter

[Signature] (SEAL)
a/k/a Gregory Allen Porter

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this date by the above named Grantor(s).

Mary H. Gillespie
Notary Public for State of South Carolina
Printed Name: Mary H. Gillespie
My Commission expires: 02/23/2028

ROBINSON LAW FIRM, P.A.
P. O. BOX 738
EASLEY, SC 29641
864.859.7501

EXHIBIT "A"

Parcel #1a: ALL that tract of land in Pickens County, State of South Carolina, on the northern side of U.S. Highway No. 123 containing 1.68 acres + as shown on a plat prepared by John C. Smith & Son, dated February 28, 1983, and recorded in the Clerk of Court's Office for Pickens County in Plat Book 25 at Page 99. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

This property is hereby conveyed subject to easements and rights-of-way of record.

For derivation of title, see conveyance to Gregory Porter from Ronald Edwin Sandlin and Janice Karldeen Sandlin by deed dated March 23, 1983 and recorded March 28, 1983 in Deed Book 14-E, at Page 653 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-24-1532

Parcel #1b: ALL that certain piece, parcel or lot of land, in Easley Township, Pickens County, State of South Carolina, on the North side of U.S. Highway No. 123, near the City of Easley, and containing three (3) acres, more or less, and shown as Lot No. 3 on a plat of Property of J. L. Adkins, prepared by J. Mac Richardson, April 1951, and being a portion of the land conveyed to Jimmie L. Adkins by Garrison Wyatt by his deed recorded in Volume 6-R, at page 12, and adjoining lands with Frank Garrison on the North, lands with Mrs. L. E. Wyatt, now or formerly, and on the East, lands with Jimmie L. Adkins on the West, and bounded on the South by U.S. Highway No. 123, and having the following courses and distances, to-wit: BEGINNING on said State highway; thence South 86-47 West 225 feet; thence North 3-37 West 537 feet; thence North 58-41 West 213 feet; thence South 6-26 East 643 feet to the BEGINNING corner. This is the identical property conveyed to J. B. Pearce, Paul Pearce and Grace Pearce by John H. Taylor and Loretta M. Taylor by deed dated April 27, 1973, of record in Book of Deeds 12-D, at Page 998. The Late Grace Pearce devised her undivided interest to her husband, Paul Pearce, as appears in Apartment 365, File 145, Probate Court for Pickens County, South Carolina.

For derivation of title, see conveyance to Gregory Allen Porter from J. B. Pearce and Paul Pearce by deed dated December 01, 1978 and recorded December 04, 1978 in Deeds Book 13-N at Page 99 in the Register of Deeds Office for Pickens county, South Carolina.

ALSO:

Parcel #2: (Deleted)

ALSO:

Parcel #3: ALL those certain pieces, parcels or lots of land, situate, lying and being in the State of South Carolina, County of Pickens, on U.S. Hwy 123 and according to a survey by Smith Surveyors, Inc. dated June 14, 2002, and recorded in Plat Book 508, at Page 20A, said lots are known as Lots No. 1 and No. 2, containing a total of 1.199 acres and is more particularly described as is shown on said plat. Reference to said plat is hereby made for the complete metes and bound description thereof.

ALSO: ALL my right, title and interest, whatever the same may be, in and to that strip of land twenty (20) feet in width shown as a right-of-way to the land at the rear of Lot No. 1, which includes Lot No. 2, on a plat recorded in Plat Book 508, at Page 20A.

This conveyance is made subject to any and all rights of way, easements and restrictions which may appear of record and/or on the premises and specifically to the twenty (20) foot right-of-way as shown on the above reference recorded plat.

For derivation of title, see conveyance to Greg Porter from A. E. Melton, Jr. by deed dated January 11, 2005 and recorded January 12, 2005 in Deed Book 875 at Page 247 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-7227

ALSO:

Parcel #4: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being known and designated as Tract 1-B containing 1.00 acre, more or less as shown on plat prepared for Greg Porter by Jay Dunn Land Surveyor dated June 29, 2010 and recorded in the ROD Office for Pickens County in Plat Book 595 at Page 121 on July 26, 2010, having according to said plat, metes and bounds as shown thereon.

For derivation of title, see conveyance to Greg Porter from Gena B. McGowan, Edith B. Smith, and Mareon C. Stall by deed dated July 01, 2010 and recorded July 26, 2010 in Deed Book 1333 at Page 177 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5117-00-29-1141

ALSO:

Parcel #5a: ALL those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Pickens, on the Northeast side of Mullican Ford Road, now known as Mulligan Ford Road, about 300 feet East of Saluda River and being shown and designated as Lot Fifty-Eight (58) and Fifty-Nine (59) on a plat prepared by J. C. Hill, dated June, 1937, a copy of which is duly recorded in Plat Book 1920, at Page 68, in the Office of the Clerk of Court for Pickens County, South Carolina, being part of a subdivision known as Pioneer Park. Reference is made to the aforesaid plat for a more full and accurate description as to metes and bounds, courses and distances.

For derivation of title, see conveyance to Greg Porter from Nancy A. Kleckley-Hughey and David M. Kleckley by deed dated October 09, 2007 and recorded October 15, 2007 in Deed Book 1141 at Page 46 in the Register of Deeds Office for Pickens County, South Carolina.

This conveyance is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters of survey, all applicable zoning and land use ordinances.

Parcel Number: 5117-00-19-9116

Parcel #5b: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being known and designated as Pt. Tract 3 containing 0.05 acres, more or less, as shown on plat prepared for Greg Porter by Jay Dunn Land Surveyor dated June 10, 2010 and recorded in the ROD Office for Pickens County in Plat Book 595 at Page 120 on July 26, 2010 and having such metes and bounds as are shown thereon.

For derivation of title, see conveyance to Greg Porter from Edith Bryant Smith, Eugenia Bryant McGowan, Wade H. Bryant, Jr., Eleanor B. Dunlap, and Carolina H. Bryant by deed dated July 01, 2010 and recorded July 26, 2010 in Deed Book 1333 at Page 170 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5117-00-19-9116

ALSO:

Parcel #6: ALL that certain piece, parcel or tract of land in Pickens County, State of South Carolina, being shown as the western portion of Tract No. 8 on a plat of the property of Hannah Collins made by J. A. Pickens, April 3, 1944, and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin at the intersection of Highway #13 with a County Road leading

therefrom in a southwesterly direction, and running thence with said Country Road as the line S. 16 W. 2.50 chains to pin; thence S. 29 W. 1.89 chains to iron pin at the joint front corner of Tracts Nos. 8 and 7 as shown on the above mentioned plat; thence with the line of Tract No. 7 S. 49 ¼ E. 14.30 chains to stone; thence N. 34 ½ E. 4.10 chains to branch, thence up the meanders of said branch as the line 13 chains, more or less, to pin on the southern side of right-of-way of Highway #13; thence with the southern side of said right-of-way, S. 84 ¼ W. 3 chains, more or less, to a point in the County Road first above mentioned, the point of BEGINNING.

ALSO: ALL that certain piece, parcel of tract of land in Pickens County, State of South Carolina, being shown as the major portion of Tract No. 7 on Plat of the property of Hannah Collins made by J. A. Pickens, April 3, 1944, and containing 10.30 acres, more or less, and also having, according to the above-mentioned plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of a road leading from Highway #13 in a southwesterly direction at the joint front corner of Tracts Nos. 7 and 8, and running thence with the line of Tract No. 8, S. 49 ¼ E. 14.30 chains to stone; thence S. 34-½ W. 7.60 chains to pin at the rear corner of Tract No. 6; thence with the line of Tract No. 6, N. 52 W. to pin at the southwestern corner of a one-half acre tract heretofore conveyed to Joseph Fair; thence with the rear line of said tract No. 32 ¼ E. 105.65 feet to an iron pin; thence N. 52 ¼ W. 209 feet to pin on the first mentioned Road; thence with said Road as the line N. 32 E. 2.75 chains, more or less, to bend; thence continuing with said Road N. 29 E. 2.20 chains to the point of BEGINNING.

LESS, HOWEVER:

ALL that property heretofore conveyed to the South Carolina Department of Highways and Public Transportation, by Title to Real Estate, dated November 28, 1983.

For derivation of title, see conveyance to Greg Porter from H. David Sherriff by deed dated August 14, 1984 (sic) and recorded August 04, 1989 in Deed Book 73 at Page 302 in the Register of Deeds Office for Pickens County, South Carolina.

This conveyance is made subject to any and all recorded rights-of-way, easements, restrictions, and conditions; and is further subject to any of the foregoing which may appear from and inspection of the premises.

Parcel Number: 5049-13-22-2844

ALSO:

Parcel #7: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being shown and designated as Lot No. Portion of 2, as shown on a plat of the J. L. Atkins property prepared by J. Mac Richardson, Surveyor, dated April 1951, and being more particularly described according to a recent survey by R. W. Dalton as follows:

BEGINNING at an iron pin on the north side of New Easley Highway 874 feet west of the intersection of New Easley Highway and Fish Trapp Road, and running thence through Lot 2, N3-37W, 200 feet to an iron pin, thence S88-27W, 100 feet to an iron pin, thence S3-37E, 200 feet to an iron pin in the north side of New Easley Highway which pin is 100 feet east of the joint front corner of Lots 1 and 2, and running thence with said highway, N88-27E, 100 feet to point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from Clyde L. Holcombe, Jr., Margaret Ann Cobb and Mildred T. Holcombe by deed dated July 30, 2008 and recorded August 04, 2008 in Deed Book 1201 at Page 263 in the Register of Deeds Office for Pickens County, South Carolina.

The above described property is subject to any and all existing easements and/or rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any and all restrictions, covenants or zoning ordinances affecting such property as may appear of record. The above described property is specifically subject to restrictions governing said property as appear in the Register of Deeds Office for Pickens County, South Carolina in:

Parcel Number: 5059-13-14-9289

ALSO:

Parcel #8a: ALL that lot of land in the County of Pickens, State of South Carolina, in Easley Township, near Easley, S. C., shown as a portion of the property of Carl W. Reeves in Deed Book 4-Y, at Page 228, on plat of Hodges Development Co., Inc. in Plat Book 4-Y, at Page 228, having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of S. C. Highway 123, at Fannie Tanner Property, situate 530 feet west of the intersection of a County Road; and running thence along Tanner Property South 01-00 West 150 feet to an iron pin corner; thence along Dodson South 84-40 West 256.2 feet to an iron pin corner; thence North 01-00 East 150 feet to an iron pin on S. C. Highway 123; thence with said Highway North 84-40 East 256.2 feet to the point of BEGINNING.

This lot is subject to an easement for the joint use reserved to Ernest R. and Kasie Dodson for a 12 foot driveway on the eastern side of a 15 foot driveway on the western side of said property as will appear in Deed Book 10-A, at Page 293.

Together with an easement for the use of water from well No. 1 shown on said plat, provided that said use did not diminish the water supply of well No. 2, together with the right to clean-out, shore-up or improve said well.

Together with an easement of ingress and egress over a triangular tract west of the above-specified lot, described as follows;

BEGINNING at an iron pin on the southern side of S. C. Highway 123 at the northwestern corner of the above lot, and running with it South 01-00 West 50 feet to an iron pin corner; thence North 73-45 West 135 feet to an iron pin corner; thence along said highway North 84-40 East 131.1 feet to the point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from Marian M. Moorhead and Kenneth J. Moorhead by deed dated February 28, 2001 and recorded March 06, 2001 in Deed Book 598 at Page 317 in the Register of deeds Office for Pickens County, South Carolina.

ALSO:

Parcel #8b: ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, on the south side of U.S. Highway 123, between Greenville and Easley, containing 6.22 acres, more or less, according to a plat dated 9-1-93 by T. Craig Keith for Essie Dodson and being more particularly described as follows, to-wit:

BEGINNING at a point located on the south side of the right-of-way for U.S. Highway 123; thence along the highway right-of-way North 84-40 East 131.1 feet to a point on the highway right-of-way; thence leaving the highway right-of-way and running South 1 West 150.0 feet to a point; thence North 84-40 East 160.2 feet to a point; thence South 3-56 West 195.14 feet to a point; thence South 10-25 East 90.54 feet to a point; thence South 78-48 East 22.75 feet to a point in the 12 foot right-of-way; thence South 77-32 East 60.82 feet to a point; thence South 2 West 362.83 feet to a point; thence South 65-13 West 413.50 feet to a point; thence North 0-57 East 959.85 feet to a point on the highway right-of-way, the point of BEGINNING.

ALSO: A right-of-way or easement to use the 12 foot driveway located on the eastern side, and a right-of-way or easement to use the 15 driveway located on the western side of the property conveyed from Ernest R. Dodson and Essie Dodson to Hodges Development Co.

as found in Deed Book 10-A at Page 293, with reference being made to said conveyance recorded in Deed Book 10-A, at Page 293 for the terms of said easements.

ALSO: A right-of-way or easement for ingress and egress over and across the 12 foot right-of-way located on the eastern side of the property conveyed from Ernest R. Dodson and Essie Dodson to Hodges Development Co. as found in Deed Book 10-A at Page 293 and a right-of-way for ingress and egress over and across the property conveyed from Essie G. Dodson to Gary Renner and Lynn Renner as found in Deed Book 229 at Page 79, said right-of-way running from U.S. Highway 123, over and across the property conveyed to Hodges Development Co. and over and across the property conveyed to Renner, to other property owned by Grantor and conveyed herein to Grantee, with reference being made to said Deed Book 10-A, at Page 293 and Deed Book 229, at Page 79 for the terms of said easements.

This conveyance is made subject to the right-of-way or easement for ingress, egress and parking over and upon and along that triangular tract of land located at the northwest corner of the property herein conveyed, as found in the conveyance from Ernest R. Dodson and Essie Dodson to Hodges Development Co. recorded in Deed Book 10-A at Page 293, reference to said deed being made for the exact terms and located of the right-of-way.

For derivation of title, see conveyance to Gregory A. Porter from Marvin G. Dodson by deed dated October 21, 1999 and recorded October 25, 1999 in Deed Book 512 at Page 147 in the Register of Deeds Office for Pickens County, South Carolina.

ALSO:

Parcel #8c: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, East of the City of Easley and located 150 feet South of the South side of U.S. Highway 123 and according to a plat by T. Craig Keith, Surveyor, of property of Essie Dodson dated September 01, 1993, said lot contains 0.65 acre, more or less, and according to said plat is more particularly described as follows, to-wit:

BEGINNING at a point at an iron pin at the northeast corner of the lot, which iron pin is located South 2-00 West 150 feet from an iron pin on the highway right-of-way; thence South 2 West 310.0 feet to an iron pin; thence along the line of the remaining property of Essie Dodson North 77-32 West 60.82 feet to a point in the center of the right-of-way; thence North 79-48 West 22.75 feet to a point; thence North 10-25 West 90.54 feet to a point; thence North 3-56 East 195.13 feet to a point on the line in Moorehead Oil Co.; thence North 84-40 West 96.0 feet to the point of BEGINNING corner.

ALSO: A non-exclusive right-of-way for ingress and egress 12 feet in width from the

northeast corner of the lot herein conveyed running North East 150.00 feet to the right-of-way of U.S. Highway 123.

For derivation of title, see conveyance to Greg Porter from Garry Renner and Lynn Renner by deed dated January 31, 2000 and recorded February 01, 2000 in Deed Book 528 at Page 56 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5049-16-73-5371

ALSO:

Parcel #9: ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Pickens, being shown and designated as Lot 3 located at 3656 Calhoun Memorial Highway, according to a survey prepared for Juan J. Perez by G. M. Powell Surveying, dated August 26, 1997, recorded in Plat Book 56, at Page 64, reference to which is hereby craved for a more complete and accurate description.

ALSO: A 20 foot right-of-way located on the south side of the above lot to be used jointly with the owners of Lot No. 2 for ingress and egress leading in a westerly direction from Lot No. 2 to an easterly course along the southern part of Lots No. 3 and 4, and eastern side of Lot No. 1 leading in to U.S. Highway 123 as shown on said plat.

For derivation of title, see conveyance to Gregory A. Porter from Juan A. Perez, a/k/a Juan J. Perez by deed dated May 20, 2005 and recorded May 26, 2005 in Deed Book 908 at Page 39 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-7421

ALSO:

Parcel #10: ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, Easley Township, and being more fully described as follows, to wit:

BEGINNING on an iron pin on Frank Garrison Estate; thence S10-53W 263.8 feet to an iron pin; thence S87-39 W 124.8 feet to an iron pin; thence N2-21W 156.5 feet to an iron pin, thence N59-17E 210.5 feet to the point of BEGINNING, and being known and designated as Lot No. 4 on Plat of John C. Smith, Surveyor, dated November 7, 1960, and containing 0.5 acre, more or less, and being bounded on the north by Frank Garrison Estate, east by Wyatt Estate, southwest by Lot No. 1 and west by Lot No. 3.

ALSO: A joint use of 20 foot driveway leading from the above lot in a southerly direction along Lot No. 1 as shown on the above referred to plat, reference to which is hereby made for a more complete and accurate description. This driveway to be used by owners of Lots Nos. 3 and 2 and 4 for ingress and egress purposes.

For derivation of title, see conveyance to Greg Porter from Shirley M. Duncan by deed dated November 05, 1996 and recorded November 07, 1996 in Deed Book 346 at Page 333 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-8425

ALSO:

Parcel #11: ALL that certain piece, parcel or tract of land, together with all improvements thereon, containing 1.562 acres, more or less, situate, lying and being on the Southern side of U.S. Highway 123, in the County of Pickens, State of South Carolina, and being shown and designated on plat entitled, "Property of Tires, Inc.," dated January 15, 1988, prepared by Kermit T. Gould, RLS, recorded in the Office of the Clerk of the Court for Pickens County, South Carolina, in Plat Book 33, at Page 74-A. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

For derivation of title, see conveyance to Gregory A. Porter from G.T.B., Inc. by deed dated July 29, 1992 and recorded August 03, 1992 in Deed Book 174 at Page 60 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-14-23-6957

ALSO:

Parcel #12: ALL that tract of land in Pickens County, State of South Carolina, on the northern side of U.S. Highway 123, as shown on a plat of John C. Smith and Son, dated February 28, 1983, containing .46 acre, said plat to be recorded in the Clerk of Court's Office for Pickens Count, as shown in Plat Book 25, at Page 894. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

For derivation of title, see conveyance to Gregory Porter from Ronald Edwin Sandlin and Janice Karldeen Sandlin by deed dated January 03, 1984 and recorded January 13, 1984 in Deed Book 14-I at Page 267 in the Register of Deeds Office for Pickens county, South Carolina.

Parcel Number: 5059-13-24-0289

ALSO:

Parcel #13a: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, being bounded on the South by the right-of-way of S.C. State Highway 123, on the North by the right-of-way of old S.C. State Highway 123, on the East by George's Creek and by land now or formerly owned by Garrison and on the West by land now or formerly owned by Miller, said tract containing 2.25 acres, more or less, and being more fully described according to plat of John C. Smith and J. Coke Smith, Surveyors, dated June 10, 1952, as follows:

BEGINNING at a point on the right-of-way of Highway 123 which point is 80 feet from the center line of said highway running thence along line of land now or formerly owned by Miller North 8-40 East 389 feet to the right-of-way of Old S.C. State Highway 123; thence along highway right-of-way North 65-15 East 223 feet to George's Creek; thence down George's Creek in the southeasterly direction 65 feet; thence leaving the creek and running along line of land now or formerly owned by Garrison South 8-40 West 420.5 feet to point within and along the highway right-of-way; thence South 89-50 West 210 feet to a point of BEGINNING. A strip 16 feet in width and 210 feet in length is according to the aforesaid plat within the highway right-of-way.

LESS HOWEVER: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens; being bounded on the North by the right-of-way of Old South Carolina State Highway 123, (now known as South Carolina State Highway No. 125); on the South by other land of Carole Martin; on the East by Georges Creek and by land now or formerly owned by Frank Garrison; and on the West by land now or formerly owned by Tom and Bill Miller; containing one (1) acre, more or less, and being fully described as follows:

BEGINNING on the South side of the right-of-way of Old South Carolina Highway 123, pin the center of Georges Creek (the Northeast corner of the land herein conveyed); thence down Georges Creek 65 feet; thence along line of land now or formerly owned by Frank Garrison South 8-40 West 158.5 feet; thence along line of Land of the grantor (a new line) South 89-50 West 210 feet; thence along line of land now or formerly owned by Tom and Bill Miller North 8-40 East 127 feet to the right-of-way of Old South Carolina State Highway 123; thence along the Highway right-of-way North 65-15 East 223 feet to the BEGINNING corner.

ALSO: A right-of-way fifteen (15) feet in width running over and across the land hereinabove conveyed from the South side of the right-of-way of Old South Carolina State Highway 123 (now known as South Carolina State Highway 124) to the North line of the

land of the grantor. The center line of this right-of-way shall be the center line of a graveled road now in existence and in use by the grantor. This right-of-way so reserved shall include the right of travel by motor vehicles, and shall be construed as and easement appurtenant to the land which the grantor owns bounding property owned now or formerly by Whitaker on the South, and such right-of-way shall remain open and unobstructed for the free, joint and common use of the owner(s) of the lot herein described.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matter shown on recorded plats.

For derivation of title, see conveyance to Gregory A. Porter from Carole Martin by deed dated January 22, 1997 and recorded January 24, 1997 in Deed Book 358 at Page 124 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

Parcel #13b: ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, and according to a plat by Smith Surveyors, Inc., dated May 01, 2001; said tract is known and designated as Tract B, contains 0.970 acre, and is more particularly described as follows, to-wit:

BEGINNING at an iron pin on S.C. Highway No. 124, common corner with property now or formerly of Elizabeth Camp; thence along the highway North 65-16-41 East 189.02 feet to an iron pin; thence continue along the highway North 65-19-22 East 245.49 feet to an iron pin, common corner with property now or formerly of Stevens; thence along the Stevens line South 08-23-51 West 182.58 feet to an iron pin; thence South 89-07-34 West 208.69 feet to an iron pin; thence South 08-31-39 West 51.91 feet to an iron pin; common rear corner with Tract A; thence along the common boundary line of Tracts A and B 87-56-42 West 149.08 feet to an iron pin; thence along the common boundary line with Camp North 02-41-11 West 59.00 feet to an iron pin, the point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from the State of South Carolina, ex rel. Robert M. Arial, Solicitor, Thirteenth Judicial Circuit by deed dated May 17, 2001 and recorded May 23, 2001 in Deed Book 613, at Page 255 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

Parcel #13c: ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens; being bounded on the North by the right-of-way of Old South Carolina State Highway 123, (now known as South Carolina State

Highway No. 124); on the South by other land of Carole Martin; on the East by Georges Creek and by land now or formerly owned by Frank Garrison; and on the West by land now or formerly owned by Tom and Bill Miller; containing one (1) acre, more or less, and being more fully described as follows:

BEGINNING on the South side of the right-of-way of Old South Carolina Highway 123, in the center of Georges Creek (the Northeast corner of the land herein conveyed); thence down Georges Creek 65 feet; thence along the line of land now or formerly owned by Frank Garrison, South 8-40 West 158.5 feet; thence along line of land of Carole Martin (a new line) South 89-50 West, 210 feet; thence along line of land now or formerly owned by Tom and Bill Miller, North 8-40 East, 127 feet to the right-of-way of Old South Carolina State Highway 123; thence along the Highway right-of-way, North 65-15 East 223 feet to the BEGINNING corner.

This conveyance is subject to a right-of-way fifteen (15) in width running over and across the land hereinabove conveyed from the South side of right-of-way of Old South Carolina State Highway 123 (now known as South Carolina State Highway 124) to the North line of the land now or formerly of Carole Martin, being more particularly described in Deed Book 98, at Page 254.

For derivation of title, see conveyance to Gregory A. Porter from Joseph B. Stevens by deed dated October 01, 2001 and recorded October 03, 2001 in Deed Book 637, at Page 121 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

ALSO:

Parcel #14: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, shown and designated as Tract A, containing 0.471 acres, according to a plat prepared by Smith Surveyors, Inc., dated May 01, 2001, and recorded May 23, 2001 in the Register of Deeds Office for Pickens County, South Carolina, in Plat Book 420 at Page 11-B, reference being made hereto to said plat for the exact metes and bounds thereof.

For derivation of title, see conveyance to Greg A. Porter from Hamby Properties, LLC by deed dated March 01, 2016 and recorded March 11, 2016 in Deed Book 1754, at Page 73 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-12

EXHIBIT "A"

1. 3630 Calhoun Memorial Hwy.
N/Side Highway 123, R0030109
Greenville, SC
Parcel Number: 5059-13-24-1532
2. Cancelled
3. 3664 Calhoun Memorial Hwy.
N/Side Highway 123, Plat R0029987
Greenville, SC
Parcel Number: 5059-13-14-7227
4. NE/Side Mulligan Ford Hill Road
R0081071
Cleveland, SC
Parcel Number: 5117-00-29-1141
5. 217 Mulligan Ford Hill Road
Lots 58 & 59, Plat 1920/6, R0032990
Cleveland, SC
Parcel Number: 5117-00-19-9116
6. 129 Collins Road
S/Side Highway 123, R0058500
Easley, SC
Parcel Number: 5049-13-22-2844
7. 3642 Calhoun Memorial Hwy.
Port Lot 2, N/Side Highway, R0030080
Greenville, SC
Parcel Number: 5059-13-14-9289
8. 4037 Calhoun Memorial Hwy.
S/Side Highway 123, R0066709
Easley, SC
Parcel Number: 5049-16-73-5371
9. 3656 Calhoun Memorial Hwy.
Lot 3, Plat 56/64 Off, R0030014
Greenville, SC
Parcel Number: 5059-13-14-7421
10. 3652 Calhoun Memorial Hwy.
N/Side Highway 123, R0030039
Greenville, SC
Parcel Number: 5059-13-14-8425
11. 3613 Calhoun Memorial Hwy.
Highway 123, Plat 33/74A,
R0027666
Greenville, SC
Parcel Number: 5059-14-23-6957
12. 3640 Calhoun Memorial Hwy.
N/Side Highway 123, R0030059
Greenville, SC
Parcel Number: 5059-13-24-0289
13. 3718 Calhoun Memorial Hwy.
N/Side Highway 123
Tract R0067423
Greenville, SC
Parcel Number: 5059-13-04-4492
14. 3784 Calhoun Memorial Hwy.
Highway's 123, 124
Tract R0065441
Greenville, SC
Parcel Number: 5059-13-04-1254

PARCEL 23

STATE OF SOUTH CAROLINA

COUNTY OF ~~GREENVILLE~~
PICKENS

Co. Tax \$ 42.90

KNOW ALL MEN BY THESE PRESENTS, that WILLIE R. HUDSON and BEATRICE L. HUDSON

in consideration of THIRTY-NINE THOUSAND AND NO/100-----(\$39,000.00)----- 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 LEROY V. DYER and MARION B. DYER, their heirs and assigns, forever;

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

This is a portion of the property conveyed to the Grantors herein by deed of W. A. McCraw and Helen Q. McCraw, dated June 11, 1980 and recorded in the Office of the Clerk of Court for Pickens County, South Carolina in Deed Book 13U, at Page 468 on June 13, 1980.



SEP 9 3 06 PM '85
CLERK OF COURT
PICKENS, S.C.

OLIVER A. HEALY
FILED

001231

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 6th day of SEPTEMBER, 19 85

SIGNED, sealed and delivered in the presence of

Willie R. Hudson (SEAL)
WILLIE R. HUDSON

Beatrice L. Hudson (SEAL)
BEATRICE L. HUDSON

Beatrice L. Hudson (SEAL)

____ (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(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 6th day of September 19 85

Barbara B. Boone (SEAL)
Notary Public for South Carolina
My commission expires: 7/30/90

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

N/A

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

day of

19

(SEAL)

Notary Public for South Carolina

My commission expires:

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

EXHIBIT "A"

ALL that certain piece, parcel or tract of land, situate, lying and being at the intersection of U. S. Highway 123 and Fish Trap Road, in the County of Pickens, State of South Carolina, being shown and designated on plat entitled Property of Leroy Dyer, and containing 3.65 acres, more or less, dated August 12, 1985, prepared by Jones Engineering Service, and recorded in the Office of the Clerk of Court for Pickens County, South Carolina in Plat Book 27, at Page 722 on September 9, 1985, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the intersection of U. S. Highway 123 and Fish Trap Road and running thence with the western side of Fish Trap Road S. 16-15 E. 100.77 feet to an iron pin; thence turning and running the following courses and distances: S. 89-57 W. 100.6 feet to an iron pin; thence S. 16-27 E. 80.07 feet to an iron pin; thence S. 89-54 W. 118.03 feet to an iron pin; thence S. 5-50 W. 195.3 feet to an iron pin; thence S. 74-55 W. 15.82 feet to an iron pin; thence S. 74-41 W. 609.10 feet to an iron pin; thence N. 5-25 W. 252.5 feet to an iron pin on the southern side of the right-of-way for U. S. Highway 123; thence with said right-of-way, N. 88-00 E. 120 feet to an iron pin; thence turning and running the following courses and distances: 5-020 E. 228.6 feet to an iron pin; thence N. 83-03 E. 47.6 feet to an iron pin; thence N. 88-00 E. 93.3 feet to an iron pin; thence N. 78-10 E. 100.1 feet to an iron pin; thence N. 72-06 E. 100.1 feet to an iron pin; thence S. 79-33 E. 93.0 feet to an iron pin; thence N. 39-22 E. 133.7 feet to an iron pin N. 61-49 E. 30.78 feet to an iron pin; thence N. 3-08 W. 120.07 feet to an iron pin on the southern side of the right-of-way for U. S. Highway 123; thence with said right-of-way N. 80-37 E. 164.4 feet to the point of beginning.

STATE OF SOUTH CAROLINA

COUNTY OF ~~GREENVILLE~~
PICKENS

WILLIE R. HUDSON and BEATRICE
L. HUDSON

TO

Leroy V. Dyer and Marion B. Dyer

P. O. Box 7149
Greenville, S.C. 29610

Title to Real Estate

I hereby certify that the within Deed has been this 9th
day of Sept. 19 85
at 3:06 P.M. recorded in Book 14-R of

Deeds page 591

Oliver A. Mealy
Register of Mesne Conveyance Pickens County

I hereby certify that the within Deed has been this _____
day of _____
19____ recorded in Book _____ page _____

Auditor

County

Horton, Drawdy, Hagins,
Ward & Johnson, P.A.
307 PETTIGRU STREET
P. O. BOX 10167 F.S.

GREENVILLE, SOUTH CAROLINA 29603

PAID

STATE OF SOUTH CAROLINA }
COUNTY OF ~~GREENVILLE~~
PICKENS

Co. Tax \$ 42.90

KNOW ALL MEN BY THESE PRESENTS, that WILLIE R. HUDSON and BEATRICE L. HUDSON

in consideration of THIRTY-NINE THOUSAND AND NO/100-----(\$39,000.00)----- 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 LEROY V. DYER and MARION B. DYER, their heirs and assigns, forever;

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

This is a portion of the property conveyed to the Grantors herein by deed of W. A. McCraw and Helen Q. McCraw, dated June 11, 1980 and recorded in the Office of the Clerk of Court for Pickens County, South Carolina in Deed Book 13U, at Page 468 on June 13, 1980.



091231
OLIVER A. NEALY
FILED
SEP 9 3 06 PM '85
CLERK OF COURT
PICKENS, S.C.

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 6th day of SEPTEMBER, 19 85

SIGNED, sealed and delivered in the presence of

Willie R. Hudson (SEAL)
WILLIE R. HUDSON

Beatrice L. Hudson (SEAL)
BEATRICE L. HUDSON

Beatrice L. Hudson (SEAL)

(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(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 6th day of September 1985

Barbara B. Boone (SEAL)
Notary Public for South Carolina
My commission expires: 7/30/90

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

N/A

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
day of 19

(SEAL)
Notary Public for South Carolina
My commission expires:

RECORDED this day of 19 at

092911
OLIVER A. NEALY
FILED
SEP 22 9 20 AM '85
CLERK OF COURT
PICKENS, S.C.

EXHIBIT "A"

ALL that certain piece, parcel or tract of land, situate, lying and being at the intersection of U. S. Highway 123 and Fish Trap Road, in the County of Pickens, State of South Carolina, being shown and designated on plat entitled Property of Leroy Dyer, and containing 3.65 acres, more or less, dated August 12, 1985, prepared by Jones Engineering Service, and recorded in the Office of the Clerk of Court for Pickens County, South Carolina in Plat Book 27, at Page 722 on September 9, 1985, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the intersection of U. S. Highway 123 and Fish Trap Road and running thence with the western side of Fish Trap Road S. 16-15 E. 100.77 feet to an iron pin; thence turning and running the following courses and distances: S. 89-57 W. 100.6 feet to an iron pin; thence S. 16-27 E. 80.07 feet to an iron pin; thence S. 89-54 W. 118.03 feet to an iron pin; thence S. 5-50 W. 195.3 feet to an iron pin; thence S. 74-55 W. 15.82 feet to an iron pin; thence S. 74-41 W. 609.10 feet to an iron pin; thence N. 5-25 W. 452.5 feet to an iron pin on the southern side of the right-of-way for U. S. Highway 123; thence with said right-of-way, N. 88-00 E. 120 feet to an iron pin; thence turning and running the following courses and distances: 5-020 E. 228.6 feet to an iron pin; thence N. 83-03 E. 47.6 feet to an iron pin; thence N. 88-00 E. 93.3 feet to an iron pin; thence N. 78-10 E. 100.1 feet to an iron pin; thence N. 72-06 E. 100.1 feet to an iron pin; thence S. 79-33 E. 93.0 feet to an iron pin; thence N. 39-22 E. 133.7 feet to an iron pin N. 61-49 E. 30.78 feet to an iron pin; thence N. 3-08 W. 120.07 feet to an iron pin on the southern side of the right-of-way for U. S. Highway 123; thence with said right-of-way N. 80-37 E. 164.4 feet to the point of beginning.

STATE OF SOUTH CAROLINA

COUNTY OF ~~GREENVILLE~~

PICKENS

WILLIE R. HUDSON and BEATRICE
L. HUDSON

TO

Leroy V. Dyer and Marion B. Dyer

P. O. Box 7149

Greenville, S.C. 29610

Title to Real Estate

I hereby certify that the within Deed has been this

9th

day of

Sept.

19 85

at 3:06 P.M. recorded in Book

14-R

of

Deeds page

591

Oliver A. Nealy

Register of Mesne Conveyance

Pickens County

I hereby certify that the within Deed has been this

day of

19

JAMMY McCOLLUM, Tax Assessor

page

P. O. BOX 411

Auditor

PICKENS, S. C. 29671

County

The within document was filed

for record on the 22nd day of

Oct. 19 85

and recorded

in Book 14-R page 591

Oliver A. Nealy

Clerk of Court and Register
Pickens County, S. C.

Horton, Drawdy, Hagins,

Ward & Johnson, P.A.

307 PETTIGRU STREET

P. O. BOX 10167 F.S.

GREENVILLE, SOUTH CAROLINA 29603

SEE PAID

DEED ~~RECORDED~~ BOOK 14-R PAGE 591 RECORDED Sept. 9 19 85

Card #2 Re-Record

TIME 3:06

GRANTOR

Willie R. Hudson
Beatrice L. Hudson

CARD 1 OF 2 CARDS

GRANTEE

Leroy V. Dyer
Marion B. Dyer

DESCRIPTION 3.65 acres, US Hwy. 123 &
Fish Trap Road

SATISFACTION

CLERK OF COURT
PICKENS COUNTY
PICKENS, S.C.

DO NOT REFILE THIS FILM CARD

RETURN TO CLERK OR DEPUTY OR
PLACE IN REFILE TRAY.

NOTICE: THIS FILM AND CARD MAY NOT BE
ALTERED, NOR DAMAGED IN ANY MANNER, NOR
REMOVED FROM THE CLERK'S OFFICE UNDER
PENALTY OF LAW.

~~RECORDED~~
DEED

BOOK 14-R

PAGE 591

RECORDED Oct. 22 1985

TIME 9:10

CARD 2 OF 2 CARDS

GRANTOR

Willie R. Hudson
Beatrice L. Hudson

GRANTEE

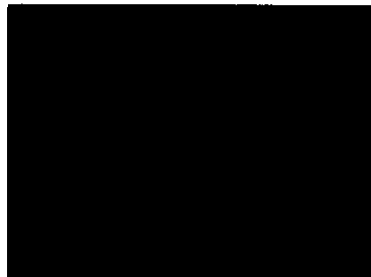
Leroy V. Dyer
Marion B. Dyer

DESCRIPTION

RE-RECORD, 3.65 acres
US Hwy.123 & Fish Trap Rd.

SATISFACTION

CLERK OF COURT
PICKENS COUNTY
PICKENS, SC



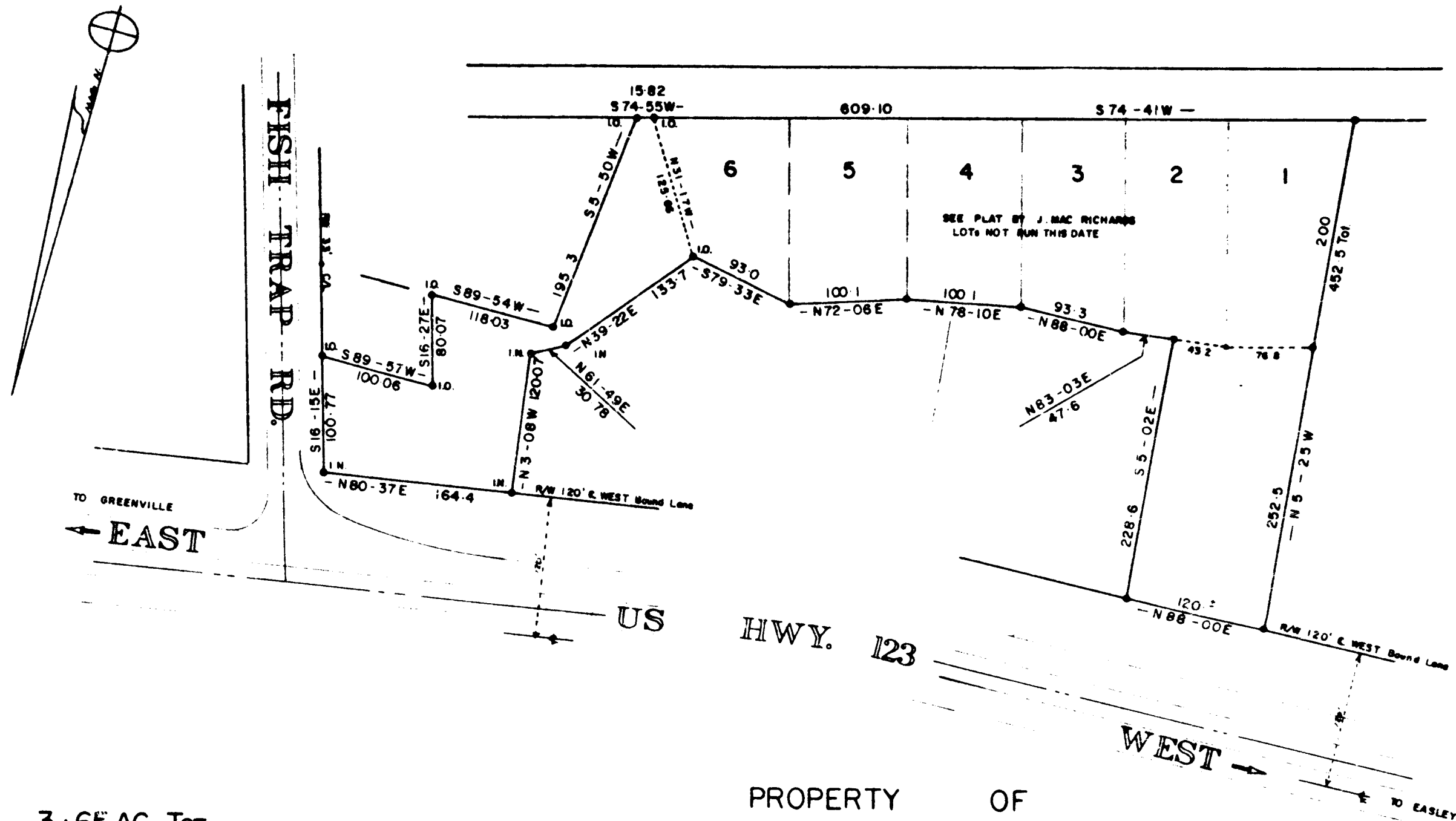
DO NOT REFILE THIS FILM CARD

RETURN TO CLERK OR DEPUTY OR
PLACE IN REFILE TRAY.

2

NOTICE: THIS FILM AND CARD MAY NOT BE
ALTERED NOR DAMAGED IN ANY MANNER NOR
REMOVED FROM THE CLERKS OFFICE UNDER
PENALTY OF LAW

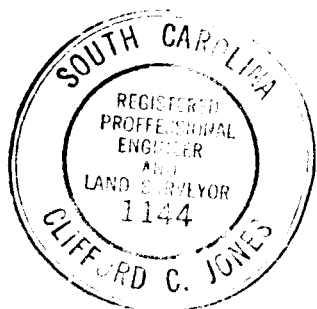
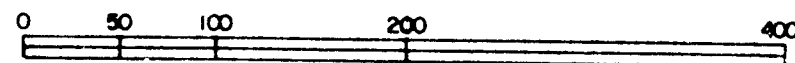
Book 27 Page 102



3.65 AC. Tot.

PROPERTY OF
LEROY DYER
 PICKENS COUNTY, S. C.

AUG. 12, 1985 SCALE 1"=100'



[Handwritten signature]

OLIVER A. NEALY
 FILED
 SEP 9 3 11 PM '85
 CLERK OF COURT
 PICKENS, S.C.

091233

PARCEL 24

LAW OFFICES OF BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

STATE OF SOUTH CAROLINA

COUNTY OF PICKENS

TITLE TO REAL ESTATE

GRANTEE'S ADDRESS:
Rt. 11, Highway 123
Easley, S.C. 29640

KNOW ALL MEN BY THESE PRESENTS, that Schweigert Enterprises, a general partnership

Seventy Three Thousand Six Hundred and No/100
in consideration of 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 Clifford N. O'Brien and Katherine L. O'Brien, their heirs and assigns forever;

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, located on the Southern side of U.S Highway 123 and being shown on a plat prepared by John C. Smith, Registered Surveyor, on August 17, 1966 and having, according to said plat, metes and bounds, to-wit:

BEGINNING at an iron pin 546 feet West of the intersection of a County Road and U.S. Highway 123 at the joint front corner of property conveyed herein and property belonging to Willie R. Hudson and Beatrice L. Hudson and running thence S. 4-55 E. 220 feet to an iron pin; thence turning and running S. 78-10 W. 60.1 feet to an old iron pin; thence running S. 88-00 W. 92 feet to an old iron pin; thence running S. 83-08 W. 47.6 feet to an iron pin at the joint rear corner of property conveyed herein and property belonging to Willie R. Hudson and Beatrice L. Hudson, N. 5-02 W. 228.6 feet to an iron pin on the Southern side of U.S Highway 123; thence turning and running along the Southern side of Highway 123, N. 86-19 E. 200 feet to an iron pin, the point of beginning.

This conveyance is made subject to any restrictions, easements, rights-of-way, zoning ordinances, setback lines and roadways appearing on the premises and/or of record.

This being the same property conveyed to Grantor by deed of Triad Properties, Inc. dated May 21, 1981, to be recorded herewith.

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 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 24th day of August, 19 81.

SIGNED, sealed and delivered in the presence of: SCHWEIGERT ENTERPRISES, a general partnership (SEAL)
James C. Harris (SEAL)
Thomas C. Bussay (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 24th day of August 19 81.
Thomas C. Bussay (SEAL) James C. Harris
Notary Public for South Carolina
3-27-89
My commission expires

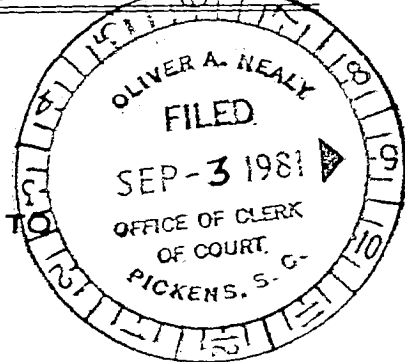
STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER GENERAL PARTNERSHIP
COUNTY OF }
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately 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 singular the premises within mentioned and released.
GIVEN under my hand and seal this
day of 19



40321

STATE OF SOUTH CAROLINA

COUNTY OF



TITLE TO REAL ESTATE

I hereby certify that the within Deed has been this

3rd day of Sept. 1981

at 9:00 A.M. recorded in Book 13-2 of

Deeds, page 248-

Oliver A. Nealy
Register of Mesne Conveyance Pickens County

I hereby certify that the within Deed has been this

day of

19 recorded in Book page

Auditor

County

LAW OFFICES OF BRISSEY, LATHAN,
FAYSSOUX, SMITH & BARBARE, P.A.
850 Wade Hampton Boulevard
Greenville, South Carolina
29609

FREE PAID

DEED

BOOK 13-Z PAGE 248

RECORDED Sept. 3 19 81

TIME 9:00

GRANTOR

Schweigert Enterprises, a
general partnership

CARD _____ OF _____ CARDS

GRANTEE

Clifford N. O'Brien
Katherine L. O'Brien

CLERK OF COURT
PICKENS COUNTY
PICKENS, S.C.

DESCRIPTION

Hwy. 123

SATISFACTION

DO NOT REFILE THIS FILM CARD

RETURN TO CLERK OR DEPUTY OR
PLACE IN REFILE TRAY.

NOTICE: THIS FILM AND CARD MAY NOT BE
ALTERED NOR DAMAGED IN ANY MANNER NOR
REMOVED FROM THE CLERKS OFFICE UNDER
PENALTY OF LAW.

PARCEL 25

STATE OF SOUTH CAROLINA)	
	)	TITLE TO REAL ESTATE
COUNTY OF PICKENS	)	(DEED ONLY)

KNOW ALL MEN BY THESE PRESENTS THAT, I, GREG PORTER, A/K/A GREG A. PORTER, A/K/A GREGORY PORTER, A/K/A GREGORY A. PORTER, A/K/A GREGORY ALLEN PORTER

in consideration of **One and 00/100 (\$1.00) Dollar** and no other consideration

to me in hand paid by Grantee(s) the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto:

**HIGHWAY 123 PROPERTIES, LLC
3630 Calhoun Memorial Highway
Greenville, SC 29611**

See attached Exhibit "A"

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 ¹³said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns, 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 13th day of January, 2021.

SIGNED, sealed and delivered
in the presence of:

Mary H. Gillespie
Witness

James M. Kallman
Witness

[Signature] (SEAL)
Greg Porter

[Signature] (SEAL)
a/k/a Greg A. Porter

[Signature] (SEAL)
a/k/a Gregory Porter

[Signature] (SEAL)
a/k/a Gregory A. Porter

[Signature] (SEAL)
a/k/a Gregory Allen Porter

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this date by the above named Grantor(s).

Mary H. Gillespie
Notary Public for State of South Carolina
Printed Name: Mary H. Gillespie
My Commission expires: 02/23/2028

ROBINSON LAW FIRM, P.A.
P. O. BOX 738
EASLEY, SC 29641
864.859.7501

EXHIBIT "A"

Parcel #1a: ALL that tract of land in Pickens County, State of South Carolina, on the northern side of U.S. Highway No. 123 containing 1.68 acres + as shown on a plat prepared by John C. Smith & Son, dated February 28, 1983, and recorded in the Clerk of Court's Office for Pickens County in Plat Book 25 at Page 99. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

This property is hereby conveyed subject to easements and rights-of-way of record.

For derivation of title, see conveyance to Gregory Porter from Ronald Edwin Sandlin and Janice Karldeen Sandlin by deed dated March 23, 1983 and recorded March 28, 1983 in Deed Book 14-E, at Page 653 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-24-1532

Parcel #1b: ALL that certain piece, parcel or lot of land, in Easley Township, Pickens County, State of South Carolina, on the North side of U.S. Highway No. 123, near the City of Easley, and containing three (3) acres, more or less, and shown as Lot No. 3 on a plat of Property of J. L. Adkins, prepared by J. Mac Richardson, April 1951, and being a portion of the land conveyed to Jimmie L. Adkins by Garrison Wyatt by his deed recorded in Volume 6-R, at page 12, and adjoining lands with Frank Garrison on the North, lands with Mrs. L. E. Wyatt, now or formerly, and on the East, lands with Jimmie L. Adkins on the West, and bounded on the South by U.S. Highway No. 123, and having the following courses and distances, to-wit: BEGINNING on said State highway; thence South 86-47 West 225 feet; thence North 3-37 West 537 feet; thence North 58-41 West 213 feet; thence South 6-26 East 643 feet to the BEGINNING corner. This is the identical property conveyed to J. B. Pearce, Paul Pearce and Grace Pearce by John H. Taylor and Loretta M. Taylor by deed dated April 27, 1973, of record in Book of Deeds 12-D, at Page 998. The Late Grace Pearce devised her undivided interest to her husband, Paul Pearce, as appears in Apartment 365, File 145, Probate Court for Pickens County, South Carolina.

For derivation of title, see conveyance to Gregory Allen Porter from J. B. Pearce and Paul Pearce by deed dated December 01, 1978 and recorded December 04, 1978 in Deeds Book 13-N at Page 99 in the Register of Deeds Office for Pickens county, South Carolina.

ALSO:

Parcel #2: (Deleted)

ALSO:

Parcel #3: ALL those certain pieces, parcels or lots of land, situate, lying and being in the State of South Carolina, County of Pickens, on U.S. Hwy 123 and according to a survey by Smith Surveyors, Inc. dated June 14, 2002, and recorded in Plat Book 508, at Page 20A, said lots are known as Lots No. 1 and No. 2, containing a total of 1.199 acres and is more particularly described as is shown on said plat. Reference to said plat is hereby made for the complete metes and bound description thereof.

ALSO: ALL my right, title and interest, whatever the same may be, in and to that strip of land twenty (20) feet in width shown as a right-of-way to the land at the rear of Lot No. 1, which includes Lot No. 2, on a plat recorded in Plat Book 508, at Page 20A.

This conveyance is made subject to any and all rights of way, easements and restrictions which may appear of record and/or on the premises and specifically to the twenty (20) foot right-of-way as shown on the above reference recorded plat.

For derivation of title, see conveyance to Greg Porter from A. E. Melton, Jr. by deed dated January 11, 2005 and recorded January 12, 2005 in Deed Book 875 at Page 247 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-7227

ALSO:

Parcel #4: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being known and designated as Tract 1-B containing 1.00 acre, more or less as shown on plat prepared for Greg Porter by Jay Dunn Land Surveyor dated June 29, 2010 and recorded in the ROD Office for Pickens County in Plat Book 595 at Page 121 on July 26, 2010, having according to said plat, metes and bounds as shown thereon.

For derivation of title, see conveyance to Greg Porter from Gena B. McGowan, Edith B. Smith, and Mareon C. Stall by deed dated July 01, 2010 and recorded July 26, 2010 in Deed Book 1333 at Page 177 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5117-00-29-1141

ALSO:

Parcel #5a: ALL those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Pickens, on the Northeast side of Mullican Ford Road, now known as Mulligan Ford Road, about 300 feet East of Saluda River and being shown and designated as Lot Fifty-Eight (58) and Fifty-Nine (59) on a plat prepared by J. C. Hill, dated June, 1937, a copy of which is duly recorded in Plat Book 1920, at Page 68, in the Office of the Clerk of Court for Pickens County, South Carolina, being part of a subdivision known as Pioneer Park. Reference is made to the aforesaid plat for a more full and accurate description as to metes and bounds, courses and distances.

For derivation of title, see conveyance to Greg Porter from Nancy A. Kleckley-Hughey and David M. Kleckley by deed dated October 09, 2007 and recorded October 15, 2007 in Deed Book 1141 at Page 46 in the Register of Deeds Office for Pickens County, South Carolina.

This conveyance is made subject to Easements, Restrictions, Covenants and Conditions of record, including matters of survey, all applicable zoning and land use ordinances.

Parcel Number: 5117-00-19-9116

Parcel #5b: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being known and designated as Pt. Tract 3 containing 0.05 acres, more or less, as shown on plat prepared for Greg Porter by Jay Dunn Land Surveyor dated June 10, 2010 and recorded in the ROD Office for Pickens County in Plat Book 595 at Page 120 on July 26, 2010 and having such metes and bounds as are shown thereon.

For derivation of title, see conveyance to Greg Porter from Edith Bryant Smith, Eugenia Bryant McGowan, Wade H. Bryant, Jr., Eleanor B. Dunlap, and Carolina H. Bryant by deed dated July 01, 2010 and recorded July 26, 2010 in Deed Book 1333 at Page 170 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5117-00-19-9116

ALSO:

Parcel #6: ALL that certain piece, parcel or tract of land in Pickens County, State of South Carolina, being shown as the western portion of Tract No. 8 on a plat of the property of Hannah Collins made by J. A. Pickens, April 3, 1944, and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin at the intersection of Highway #13 with a County Road leading

therefrom in a southwesterly direction, and running thence with said Country Road as the line S. 16 W. 2.50 chains to pin; thence S. 29 W. 1.89 chains to iron pin at the joint front corner of Tracts Nos. 8 and 7 as shown on the above mentioned plat; thence with the line of Tract No. 7 S. 49 ¼ E. 14.30 chains to stone; thence N. 34 ½ E. 4.10 chains to branch, thence up the meanders of said branch as the line 13 chains, more or less, to pin on the southern side of right-of-way of Highway #13; thence with the southern side of said right-of-way, S. 84 ¼ W. 3 chains, more or less, to a point in the County Road first above mentioned, the point of BEGINNING.

ALSO: ALL that certain piece, parcel of tract of land in Pickens County, State of South Carolina, being shown as the major portion of Tract No. 7 on Plat of the property of Hannah Collins made by J. A. Pickens, April 3, 1944, and containing 10.30 acres, more or less, and also having, according to the above-mentioned plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of a road leading from Highway #13 in a southwesterly direction at the joint front corner of Tracts Nos. 7 and 8, and running thence with the line of Tract No. 8, S. 49 ¼ E. 14.30 chains to stone; thence S. 34-½ W. 7.60 chains to pin at the rear corner of Tract No. 6; thence with the line of Tract No. 6, N. 52 W. to pin at the southwestern corner of a one-half acre tract heretofore conveyed to Joseph Fair; thence with the rear line of said tract No. 32 ¼ E. 105.65 feet to an iron pin; thence N. 52 ¼ W. 209 feet to pin on the first mentioned Road; thence with said Road as the line N. 32 E. 2.75 chains, more or less, to bend; thence continuing with said Road N. 29 E. 2.20 chains to the point of BEGINNING.

LESS, HOWEVER:

ALL that property heretofore conveyed to the South Carolina Department of Highways and Public Transportation, by Title to Real Estate, dated November 28, 1983.

For derivation of title, see conveyance to Greg Porter from H. David Sherriff by deed dated August 14, 1984 (sic) and recorded August 04, 1989 in Deed Book 73 at Page 302 in the Register of Deeds Office for Pickens County, South Carolina.

This conveyance is made subject to any and all recorded rights-of-way, easements, restrictions, and conditions; and is further subject to any of the foregoing which may appear from and inspection of the premises.

Parcel Number: 5049-13-22-2844

ALSO:

Parcel #7: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, being shown and designated as Lot No. Portion of 2, as shown on a plat of the J. L. Atkins property prepared by J. Mac Richardson, Surveyor, dated April 1951, and being more particularly described according to a recent survey by R. W. Dalton as follows:

BEGINNING at an iron pin on the north side of New Easley Highway 874 feet west of the intersection of New Easley Highway and Fish Trapp Road, and running thence through Lot 2, N3-37W, 200 feet to an iron pin, thence S88-27W, 100 feet to an iron pin, thence S3-37E, 200 feet to an iron pin in the north side of New Easley Highway which pin is 100 feet east of the joint front corner of Lots 1 and 2, and running thence with said highway, N88-27E, 100 feet to point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from Clyde L. Holcombe, Jr., Margaret Ann Cobb and Mildred T. Holcombe by deed dated July 30, 2008 and recorded August 04, 2008 in Deed Book 1201 at Page 263 in the Register of Deeds Office for Pickens County, South Carolina.

The above described property is subject to any and all existing easements and/or rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any and all restrictions, covenants or zoning ordinances affecting such property as may appear of record. The above described property is specifically subject to restrictions governing said property as appear in the Register of Deeds Office for Pickens County, South Carolina in:

Parcel Number: 5059-13-14-9289

ALSO:

Parcel #8a: ALL that lot of land in the County of Pickens, State of South Carolina, in Easley Township, near Easley, S. C., shown as a portion of the property of Carl W. Reeves in Deed Book 4-Y, at Page 228, on plat of Hodges Development Co., Inc. in Plat Book 4-Y, at Page 228, having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of S. C. Highway 123, at Fannie Tanner Property, situate 530 feet west of the intersection of a County Road; and running thence along Tanner Property South 01-00 West 150 feet to an iron pin corner; thence along Dodson South 84-40 West 256.2 feet to an iron pin corner; thence North 01-00 East 150 feet to an iron pin on S. C. Highway 123; thence with said Highway North 84-40 East 256.2 feet to the point of BEGINNING.

This lot is subject to an easement for the joint use reserved to Ernest R. and Kasie Dodson for a 12 foot driveway on the eastern side of a 15 foot driveway on the western side of said property as will appear in Deed Book 10-A, at Page 293.

Together with an easement for the use of water from well No. 1 shown on said plat, provided that said use did not diminish the water supply of well No. 2, together with the right to clean-out, shore-up or improve said well.

Together with an easement of ingress and egress over a triangular tract west of the above-specified lot, described as follows;

BEGINNING at an iron pin on the southern side of S. C. Highway 123 at the northwestern corner of the above lot, and running with it South 01-00 West 50 feet to an iron pin corner; thence North 73-45 West 135 feet to an iron pin corner; thence along said highway North 84-40 East 131.1 feet to the point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from Marian M. Moorhead and Kenneth J. Moorhead by deed dated February 28, 2001 and recorded March 06, 2001 in Deed Book 598 at Page 317 in the Register of deeds Office for Pickens County, South Carolina.

ALSO:

Parcel #8b: ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, on the south side of U.S. Highway 123, between Greenville and Easley, containing 6.22 acres, more or less, according to a plat dated 9-1-93 by T. Craig Keith for Essie Dodson and being more particularly described as follows, to-wit:

BEGINNING at a point located on the south side of the right-of-way for U.S. Highway 123; thence along the highway right-of-way North 84-40 East 131.1 feet to a point on the highway right-of-way; thence leaving the highway right-of-way and running South 1 West 150.0 feet to a point; thence North 84-40 East 160.2 feet to a point; thence South 3-56 West 195.14 feet to a point; thence South 10-25 East 90.54 feet to a point; thence South 78-48 East 22.75 feet to a point in the 12 foot right-of-way; thence South 77-32 East 60.82 feet to a point; thence South 2 West 362.83 feet to a point; thence South 65-13 West 413.50 feet to a point; thence North 0-57 East 959.85 feet to a point on the highway right-of-way, the point of BEGINNING.

ALSO: A right-of-way or easement to use the 12 foot driveway located on the eastern side, and a right-of-way or easement to use the 15 driveway located on the western side of the property conveyed from Ernest R. Dodson and Essie Dodson to Hodges Development Co.

as found in Deed Book 10-A at Page 293, with reference being made to said conveyance recorded in Deed Book 10-A, at Page 293 for the terms of said easements.

ALSO: A right-of-way or easement for ingress and egress over and across the 12 foot right-of-way located on the eastern side of the property conveyed from Ernest R. Dodson and Essie Dodson to Hodges Development Co. as found in Deed Book 10-A at Page 293 and a right-of-way for ingress and egress over and across the property conveyed from Essie G. Dodson to Gary Renner and Lynn Renner as found in Deed Book 229 at Page 79, said right-of-way running from U.S. Highway 123, over and across the property conveyed to Hodges Development Co. and over and across the property conveyed to Renner, to other property owned by Grantor and conveyed herein to Grantee, with reference being made to said Deed Book 10-A, at Page 293 and Deed Book 229, at Page 79 for the terms of said easements.

This conveyance is made subject to the right-of-way or easement for ingress, egress and parking over and upon and along that triangular tract of land located at the northwest corner of the property herein conveyed, as found in the conveyance from Ernest R. Dodson and Essie Dodson to Hodges Development Co. recorded in Deed Book 10-A at Page 293, reference to said deed being made for the exact terms and located of the right-of-way.

For derivation of title, see conveyance to Gregory A. Porter from Marvin G. Dodson by deed dated October 21, 1999 and recorded October 25, 1999 in Deed Book 512 at Page 147 in the Register of Deeds Office for Pickens County, South Carolina.

ALSO:

Parcel #8c: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens, East of the City of Easley and located 150 feet South of the South side of U.S. Highway 123 and according to a plat by T. Craig Keith, Surveyor, of property of Essie Dodson dated September 01, 1993, said lot contains 0.65 acre, more or less, and according to said plat is more particularly described as follows, to-wit:

BEGINNING at a point at an iron pin at the northeast corner of the lot, which iron pin is located South 2-00 West 150 feet from an iron pin on the highway right-of-way; thence South 2 West 310.0 feet to an iron pin; thence along the line of the remaining property of Essie Dodson North 77-32 West 60.82 feet to a point in the center of the right-of-way; thence North 79-48 West 22.75 feet to a point; thence North 10-25 West 90.54 feet to a point; thence North 3-56 East 195.13 feet to a point on the line in Moorehead Oil Co.; thence North 84-40 West 96.0 feet to the point of BEGINNING corner.

ALSO: A non-exclusive right-of-way for ingress and egress 12 feet in width from the

northeast corner of the lot herein conveyed running North East 150.00 feet to the right-of-way of U.S. Highway 123.

For derivation of title, see conveyance to Greg Porter from Garry Renner and Lynn Renner by deed dated January 31, 2000 and recorded February 01, 2000 in Deed Book 528 at Page 56 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5049-16-73-5371

ALSO:

Parcel #9: ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Pickens, being shown and designated as Lot 3 located at 3656 Calhoun Memorial Highway, according to a survey prepared for Juan J. Perez by G. M. Powell Surveying, dated August 26, 1997, recorded in Plat Book 56, at Page 64, reference to which is hereby craved for a more complete and accurate description.

ALSO: A 20 foot right-of-way located on the south side of the above lot to be used jointly with the owners of Lot No. 2 for ingress and egress leading in a westerly direction from Lot No. 2 to an easterly course along the southern part of Lots No. 3 and 4, and eastern side of Lot No. 1 leading in to U.S. Highway 123 as shown on said plat.

For derivation of title, see conveyance to Gregory A. Porter from Juan A. Perez, a/k/a Juan J. Perez by deed dated May 20, 2005 and recorded May 26, 2005 in Deed Book 908 at Page 39 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-7421

ALSO:

Parcel #10: ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, Easley Township, and being more fully described as follows, to wit:

BEGINNING on an iron pin on Frank Garrison Estate; thence S10-53W 263.8 feet to an iron pin; thence S87-39 W 124.8 feet to an iron pin; thence N2-21W 156.5 feet to an iron pin, thence N59-17E 210.5 feet to the point of BEGINNING, and being known and designated as Lot No. 4 on Plat of John C. Smith, Surveyor, dated November 7, 1960, and containing 0.5 acre, more or less, and being bounded on the north by Frank Garrison Estate, east by Wyatt Estate, southwest by Lot No. 1 and west by Lot No. 3.

ALSO: A joint use of 20 foot driveway leading from the above lot in a southerly direction along Lot No. 1 as shown on the above referred to plat, reference to which is hereby made for a more complete and accurate description. This driveway to be used by owners of Lots Nos. 3 and 2 and 4 for ingress and egress purposes.

For derivation of title, see conveyance to Greg Porter from Shirley M. Duncan by deed dated November 05, 1996 and recorded November 07, 1996 in Deed Book 346 at Page 333 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-14-8425

ALSO:

Parcel #11: ALL that certain piece, parcel or tract of land, together with all improvements thereon, containing 1.562 acres, more or less, situate, lying and being on the Southern side of U.S. Highway 123, in the County of Pickens, State of South Carolina, and being shown and designated on plat entitled, "Property of Tires, Inc.," dated January 15, 1988, prepared by Kermit T. Gould, RLS, recorded in the Office of the Clerk of the Court for Pickens County, South Carolina, in Plat Book 33, at Page 74-A. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

For derivation of title, see conveyance to Gregory A. Porter from G.T.B., Inc. by deed dated July 29, 1992 and recorded August 03, 1992 in Deed Book 174 at Page 60 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-14-23-6957

ALSO:

Parcel #12: ALL that tract of land in Pickens County, State of South Carolina, on the northern side of U.S. Highway 123, as shown on a plat of John C. Smith and Son, dated February 28, 1983, containing .46 acre, said plat to be recorded in the Clerk of Court's Office for Pickens Count, as shown in Plat Book 25, at Page 894. Reference to said plat is hereby made for a more complete and accurate metes and bounds being incorporated herein by reference thereto.

For derivation of title, see conveyance to Gregory Porter from Ronald Edwin Sandlin and Janice Karldeen Sandlin by deed dated January 03, 1984 and recorded January 13, 1984 in Deed Book 14-I at Page 267 in the Register of Deeds Office for Pickens county, South Carolina.

Parcel Number: 5059-13-24-0289

ALSO:

Parcel #13a: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, being bounded on the South by the right-of-way of S.C. State Highway 123, on the North by the right-of-way of old S.C. State Highway 123, on the East by George's Creek and by land now or formerly owned by Garrison and on the West by land now or formerly owned by Miller, said tract containing 2.25 acres, more or less, and being more fully described according to plat of John C. Smith and J. Coke Smith, Surveyors, dated June 10, 1952, as follows:

BEGINNING at a point on the right-of-way of Highway 123 which point is 80 feet from the center line of said highway running thence along line of land now or formerly owned by Miller North 8-40 East 389 feet to the right-of-way of Old S.C. State Highway 123; thence along highway right-of-way North 65-15 East 223 feet to George's Creek; thence down George's Creek in the southeasterly direction 65 feet; thence leaving the creek and running along line of land now or formerly owned by Garrison South 8-40 West 420.5 feet to point within and along the highway right-of-way; thence South 89-50 West 210 feet to a point of BEGINNING. A strip 16 feet in width and 210 feet in length is according to the aforesaid plat within the highway right-of-way.

LESS HOWEVER: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens; being bounded on the North by the right-of-way of Old South Carolina State Highway 123, (now known as South Carolina State Highway No. 125); on the South by other land of Carole Martin; on the East by Georges Creek and by land now or formerly owned by Frank Garrison; and on the West by land now or formerly owned by Tom and Bill Miller; containing one (1) acre, more or less, and being fully described as follows:

BEGINNING on the South side of the right-of-way of Old South Carolina Highway 123, pin the center of Georges Creek (the Northeast corner of the land herein conveyed); thence down Georges Creek 65 feet; thence along line of land now or formerly owned by Frank Garrison South 8-40 West 158.5 feet; thence along line of Land of the grantor (a new line) South 89-50 West 210 feet; thence along line of land now or formerly owned by Tom and Bill Miller North 8-40 East 127 feet to the right-of-way of Old South Carolina State Highway 123; thence along the Highway right-of-way North 65-15 East 223 feet to the BEGINNING corner.

ALSO: A right-of-way fifteen (15) feet in width running over and across the land hereinabove conveyed from the South side of the right-of-way of Old South Carolina State Highway 123 (now known as South Carolina State Highway 124) to the North line of the

land of the grantor. The center line of this right-of-way shall be the center line of a graveled road now in existence and in use by the grantor. This right-of-way so reserved shall include the right of travel by motor vehicles, and shall be construed as and easement appurtenant to the land which the grantor owns bounding property owned now or formerly by Whitaker on the South, and such right-of-way shall remain open and unobstructed for the free, joint and common use of the owner(s) of the lot herein described.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matter shown on recorded plats.

For derivation of title, see conveyance to Gregory A. Porter from Carole Martin by deed dated January 22, 1997 and recorded January 24, 1997 in Deed Book 358 at Page 124 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

Parcel #13b: ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, and according to a plat by Smith Surveyors, Inc., dated May 01, 2001; said tract is known and designated as Tract B, contains 0.970 acre, and is more particularly described as follows, to-wit:

BEGINNING at an iron pin on S.C. Highway No. 124, common corner with property now or formerly of Elizabeth Camp; thence along the highway North 65-16-41 East 189.02 feet to an iron pin; thence continue along the highway North 65-19-22 East 245.49 feet to an iron pin, common corner with property now or formerly of Stevens; thence along the Stevens line South 08-23-51 West 182.58 feet to an iron pin; thence South 89-07-34 West 208.69 feet to an iron pin; thence South 08-31-39 West 51.91 feet to an iron pin; common rear corner with Tract A; thence along the common boundary line of Tracts A and B 87-56-42 West 149.08 feet to an iron pin; thence along the common boundary line with Camp North 02-41-11 West 59.00 feet to an iron pin, the point of BEGINNING.

For derivation of title, see conveyance to Gregory A. Porter from the State of South Carolina, ex rel. Robert M. Arial, Solicitor, Thirteenth Judicial Circuit by deed dated May 17, 2001 and recorded May 23, 2001 in Deed Book 613, at Page 255 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

Parcel #13c: ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Pickens; being bounded on the North by the right-of-way of Old South Carolina State Highway 123, (now known as South Carolina State

Highway No. 124); on the South by other land of Carole Martin; on the East by Georges Creek and by land now or formerly owned by Frank Garrison; and on the West by land now or formerly owned by Tom and Bill Miller; containing one (1) acre, more or less, and being more fully described as follows:

BEGINNING on the South side of the right-of-way of Old South Carolina Highway 123, in the center of Georges Creek (the Northeast corner of the land herein conveyed); thence down Georges Creek 65 feet; thence along the line of land now or formerly owned by Frank Garrison, South 8-40 West 158.5 feet; thence along line of land of Carole Martin (a new line) South 89-50 West, 210 feet; thence along line of land now or formerly owned by Tom and Bill Miller, North 8-40 East, 127 feet to the right-of-way of Old South Carolina State Highway 123; thence along the Highway right-of-way, North 65-15 East 223 feet to the BEGINNING corner.

This conveyance is subject to a right-of-way fifteen (15) in width running over and across the land hereinabove conveyed from the South side of right-of-way of Old South Carolina State Highway 123 (now known as South Carolina State Highway 124) to the North line of the land now or formerly of Carole Martin, being more particularly described in Deed Book 98, at Page 254.

For derivation of title, see conveyance to Gregory A. Porter from Joseph B. Stevens by deed dated October 01, 2001 and recorded October 03, 2001 in Deed Book 637, at Page 121 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-4492

ALSO:

Parcel #14: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Pickens, shown and designated as Tract A, containing 0.471 acres, according to a plat prepared by Smith Surveyors, Inc., dated May 01, 2001, and recorded May 23, 2001 in the Register of Deeds Office for Pickens County, South Carolina, in Plat Book 420 at Page 11-B, reference being made hereto to said plat for the exact metes and bounds thereof.

For derivation of title, see conveyance to Greg A. Porter from Hamby Properties, LLC by deed dated March 01, 2016 and recorded March 11, 2016 in Deed Book 1754, at Page 73 in the Register of Deeds Office for Pickens County, South Carolina.

Parcel Number: 5059-13-04-12

James M. Robinson
James M. Robinson

EXHIBIT "A"

1. 3630 Calhoun Memorial Hwy.
N/Side Highway 123, R0030109
Greenville, SC
Parcel Number: 5059-13-24-1532
2. Cancelled
3. 3664 Calhoun Memorial Hwy.
N/Side Highway 123, Plat R0029987
Greenville, SC
Parcel Number: 5059-13-14-7227
4. NE/Side Mulligan Ford Hill Road
R0081071
Cleveland, SC
Parcel Number: 5117-00-29-1141
5. 217 Mulligan Ford Hill Road
Lots 58 & 59, Plat 1920/6, R0032990
Cleveland, SC
Parcel Number: 5117-00-19-9116
6. 129 Collins Road
S/Side Highway 123, R0058500
Easley, SC
Parcel Number: 5049-13-22-2844
7. 3642 Calhoun Memorial Hwy.
Port Lot 2, N/Side Highway, R0030080
Greenville, SC
Parcel Number: 5059-13-14-9289
8. 4037 Calhoun Memorial Hwy.
S/Side Highway 123, R0066709
Easley, SC
Parcel Number: 5049-16-73-5371
9. 3656 Calhoun Memorial Hwy.
Lot 3, Plat 56/64 Off, R0030014
Greenville, SC
Parcel Number: 5059-13-14-7421
10. 3652 Calhoun Memorial Hwy.
N/Side Highway 123, R0030039
Greenville, SC
Parcel Number: 5059-13-14-8425
11. 3613 Calhoun Memorial Hwy.
Highway 123, Plat 33/74A,
R0027666
Greenville, SC
Parcel Number: 5059-14-23-6957
12. 3640 Calhoun Memorial Hwy.
N/Side Highway 123, R0030059
Greenville, SC
Parcel Number: 5059-13-24-0289
13. 3718 Calhoun Memorial Hwy.
N/Side Highway 123
Tract R0067423
Greenville, SC
Parcel Number: 5059-13-04-4492
14. 3784 Calhoun Memorial Hwy.
Highway's 123, 124
Tract R0065441
Greenville, SC
Parcel Number: 5059-13-04-1254

PARCEL 26

STATE OF SOUTH CAROLINA

COUNTY OF ~~GREENVILLE~~
PICKENS

Co. Tax \$ 42.90

KNOW ALL MEN BY THESE PRESENTS, that WILLIE R. HUDSON and BEATRICE L. HUDSON

in consideration of THIRTY-NINE THOUSAND AND NO/100-----(\$39,000.00)----- 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 LEROY V. DYER and MARION B. DYER, their heirs and assigns, forever;

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

This is a portion of the property conveyed to the Grantors herein by deed of W. A. McCraw and Helen Q. McCraw, dated June 11, 1980 and recorded in the Office of the Clerk of Court for Pickens County, South Carolina in Deed Book 13U, at Page 468 on June 13, 1980.



SEP 9 3 06 PM '85
CLERK OF COURT
PICKENS, S.C.

OLIVER A. HEALY
FILED

001231

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 6th day of SEPTEMBER, 19 85

SIGNED, sealed and delivered in the presence of

Willie R. Hudson (SEAL)
WILLIE R. HUDSON

Beatrice L. Hudson (SEAL)
BEATRICE L. HUDSON

Beatrice L. Hudson (SEAL)

____ (SEAL)

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF GREENVILLE

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 6th day of September 19 85

Barbara B. Boone (SEAL)
Notary Public for South Carolina
My commission expires: 7/30/90

STATE OF SOUTH CAROLINA

RENUNCIATION OF DOWER

N/A

COUNTY OF GREENVILLE

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

day of

19

(SEAL)

Notary Public for South Carolina

My commission expires:

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

EXHIBIT "A"

ALL that certain piece, parcel or tract of land, situate, lying and being at the intersection of U. S. Highway 123 and Fish Trap Road, in the County of Pickens, State of South Carolina, being shown and designated on plat entitled Property of Leroy Dyer, and containing 3.65 acres, more or less, dated August 12, 1985, prepared by Jones Engineering Service, and recorded in the Office of the Clerk of Court for Pickens County, South Carolina in Plat Book 27, at Page 722 on September 9, 1985, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the intersection of U. S. Highway 123 and Fish Trap Road and running thence with the western side of Fish Trap Road S. 16-15 E. 100.77 feet to an iron pin; thence turning and running the following courses and distances: S. 89-57 W. 100.6 feet to an iron pin; thence S. 16-27 E. 80.07 feet to an iron pin; thence S. 89-54 W. 118.03 feet to an iron pin; thence S. 5-50 W. 195.3 feet to an iron pin; thence S. 74-55 W. 15.82 feet to an iron pin; thence S. 74-41 W. 609.10 feet to an iron pin; thence N. 5-25 W. 252.5 feet to an iron pin on the southern side of the right-of-way for U. S. Highway 123; thence with said right-of-way, N. 88-00 E. 120 feet to an iron pin; thence turning and running the following courses and distances: 5-020 E. 228.6 feet to an iron pin; thence N. 83-03 E. 47.6 feet to an iron pin; thence N. 88-00 E. 93.3 feet to an iron pin; thence N. 78-10 E. 100.1 feet to an iron pin; thence N. 72-06 E. 100.1 feet to an iron pin; thence S. 79-33 E. 93.0 feet to an iron pin; thence N. 39-22 E. 133.7 feet to an iron pin N. 61-49 E. 30.78 feet to an iron pin; thence N. 3-08 W. 120.07 feet to an iron pin on the southern side of the right-of-way for U. S. Highway 123; thence with said right-of-way N. 80-37 E. 164.4 feet to the point of beginning.

STATE OF SOUTH CAROLINA

COUNTY OF ~~GREENVILLE~~
PICKENS

WILLIE R. HUDSON and BEATRICE
L. HUDSON

TO

Leroy V. Dyer and Marion B. Dyer

P. O. Box 7149
Greenville, S.C. 29610

Title to Real Estate

I hereby certify that the within Deed has been this 9th
day of Sept. 19 85
at 3:06 P.M. recorded in Book 14-R of

Deeds page 591

Oliver A. Mealy
Register of Mesne Conveyance

Pickens County

I hereby certify that the within Deed has been this _____
day of _____
19____ recorded in Book _____ page _____

Auditor

County

Horton, Drawdy, Hagins,
Ward & Johnson, P.A.
307 PETTIGRU STREET
P. O. Box 10167 F.S.

GREENVILLE, SOUTH CAROLINA 29603

PAID

STATE OF SOUTH CAROLINA

COUNTY OF ~~GREENVILLE~~
PICKENS

Co. Tax \$ 42.90

KNOW ALL MEN BY THESE PRESENTS, that WILLIE R. HUDSON and BEATRICE L. HUDSON

in consideration of THIRTY-NINE THOUSAND AND NO/100-----(\$39,000.00)----- 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 LEROY V. DYER and MARION B. DYER, their heirs and assigns, forever;

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

This is a portion of the property conveyed to the Grantors herein by deed of W. A. McCraw and Helen Q. McCraw, dated June 11, 1980 and recorded in the Office of the Clerk of Court for Pickens County, South Carolina in Deed Book 13U, at Page 468 on June 13, 1980.



091231
OLIVER A. NEALY
FILED
SEP 9 3 06 PM '85
CLERK OF COURT
PICKENS, S.C.

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 6th day of SEPTEMBER, 19 85

SIGNED, sealed and delivered in the presence of

Willie R. Hudson (SEAL)
WILLIE R. HUDSON

Beatrice L. Hudson (SEAL)
BEATRICE L. HUDSON

Beatrice L. Hudson (SEAL)

(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(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 6th day of September 1985

Barbara B. Boone (SEAL)
Notary Public for South Carolina
My commission expires: 7/30/90

Barbara B. Boone

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

N/A

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
day of 19

(SEAL)
Notary Public for South Carolina
My commission expires:

RECORDED this day of 19 at

092911
OLIVER A. NEALY
FILED
SEP 22 9 20 AM '85
CLERK OF COURT
PICKENS, S.C.

EXHIBIT "A"

ALL that certain piece, parcel or tract of land, situate, lying and being at the intersection of U. S. Highway 123 and Fish Trap Road, in the County of Pickens, State of South Carolina, being shown and designated on plat entitled Property of Leroy Dyer, and containing 3.65 acres, more or less, dated August 12, 1985, prepared by Jones Engineering Service, and recorded in the Office of the Clerk of Court for Pickens County, South Carolina in Plat Book 27, at Page 722 on September 9, 1985, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the intersection of U. S. Highway 123 and Fish Trap Road and running thence with the western side of Fish Trap Road S. 16-15 E. 100.77 feet to an iron pin; thence turning and running the following courses and distances: S. 89-57 W. 100.6 feet to an iron pin; thence S. 16-27 E. 80.07 feet to an iron pin; thence S. 89-54 W. 118.03 feet to an iron pin; thence S. 5-50 W. 195.3 feet to an iron pin; thence S. 74-55 W. 15.82 feet to an iron pin; thence S. 74-41 W. 609.10 feet to an iron pin; thence N. 5-25 W. 452.5 feet to an iron pin on the southern side of the right-of-way for U. S. Highway 123; thence with said right-of-way, N. 88-00 E. 120 feet to an iron pin; thence turning and running the following courses and distances: 5-020 E. 228.6 feet to an iron pin; thence N. 83-03 E. 47.6 feet to an iron pin; thence N. 88-00 E. 93.3 feet to an iron pin; thence N. 78-10 E. 100.1 feet to an iron pin; thence N. 72-06 E. 100.1 feet to an iron pin; thence S. 79-33 E. 93.0 feet to an iron pin; thence N. 39-22 E. 133.7 feet to an iron pin N. 61-49 E. 30.78 feet to an iron pin; thence N. 3-08 W. 120.07 feet to an iron pin on the southern side of the right-of-way for U. S. Highway 123; thence with said right-of-way N. 80-37 E. 164.4 feet to the point of beginning.

STATE OF SOUTH CAROLINA

COUNTY OF ~~GREENVILLE~~

PICKENS

WILLIE R. HUDSON and BEATRICE
L. HUDSON

TO

Leroy V. Dyer and Marion B. Dyer

P. O. Box 7149
Greenville, S.C. 29610

Title to Real Estate

I hereby certify that the within Deed has been this

9th

day of

Sept.

19 85

at 3:06 P.M. recorded in Book

14-R

of

Deeds page

591

Oliver A. Nealy

Register of Mesne Conveyance

Pickens County

I hereby certify that the within Deed has been this

day of

19

JAMMY McCOLLUM, Tax Assessor

page

P. O. BOX 411

Auditor

PICKENS, S. C. 29671

County

The within document was filed

for record on the 22nd day of

Oct. 19 85

and recorded

in Book 14-R page 591

Oliver A. Nealy

Clerk of Court and Register
Pickens County, S. C.

Horton, Drawdy, Hagins,

Ward & Johnson, P.A.

307 PETTIGRU STREET

P. O. BOX 10167 F.S.

GREENVILLE, SOUTH CAROLINA 29603

SEE PAID

DEED ~~RECORDED~~ BOOK 14-R PAGE 591 RECORDED Sept. 9 19 85

Card #2 Re-Record

TIME 3:06

GRANTOR

Willie R. Hudson
Beatrice L. Hudson

CARD 1 OF 2 CARDS

GRANTEE

Leroy V. Dyer
Marion B. Dyer

DESCRIPTION 3.65 acres, US Hwy. 123 &
Fish Trap Road

SATISFACTION

CLERK OF COURT
PICKENS COUNTY
PICKENS, S.C.

DO NOT REFILE THIS FILM CARD

RETURN TO CLERK OR DEPUTY OR
PLACE IN REFILE TRAY.

NOTICE: THIS FILM AND CARD MAY NOT BE
ALTERED, NOR DAMAGED IN ANY MANNER, NOR
REMOVED FROM THE CLERK'S OFFICE UNDER
PENALTY OF LAW.

~~RECORDED~~
DEED

BOOK 14-R

PAGE 591

RECORDED Oct. 22 1985

TIME 9:10

CARD 2 OF 2 CARDS

GRANTOR

Willie R. Hudson
Beatrice L. Hudson

GRANTEE

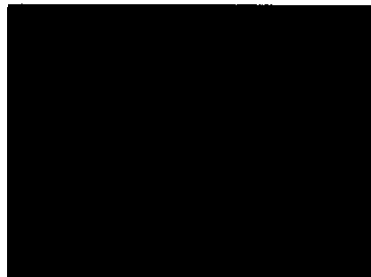
Leroy V. Dyer
Marion B. Dyer

DESCRIPTION

RE-RECORD, 3.65 acres
US Hwy.123 & Fish Trap Rd.

SATISFACTION

CLERK OF COURT
PICKENS COUNTY
PICKENS, SC



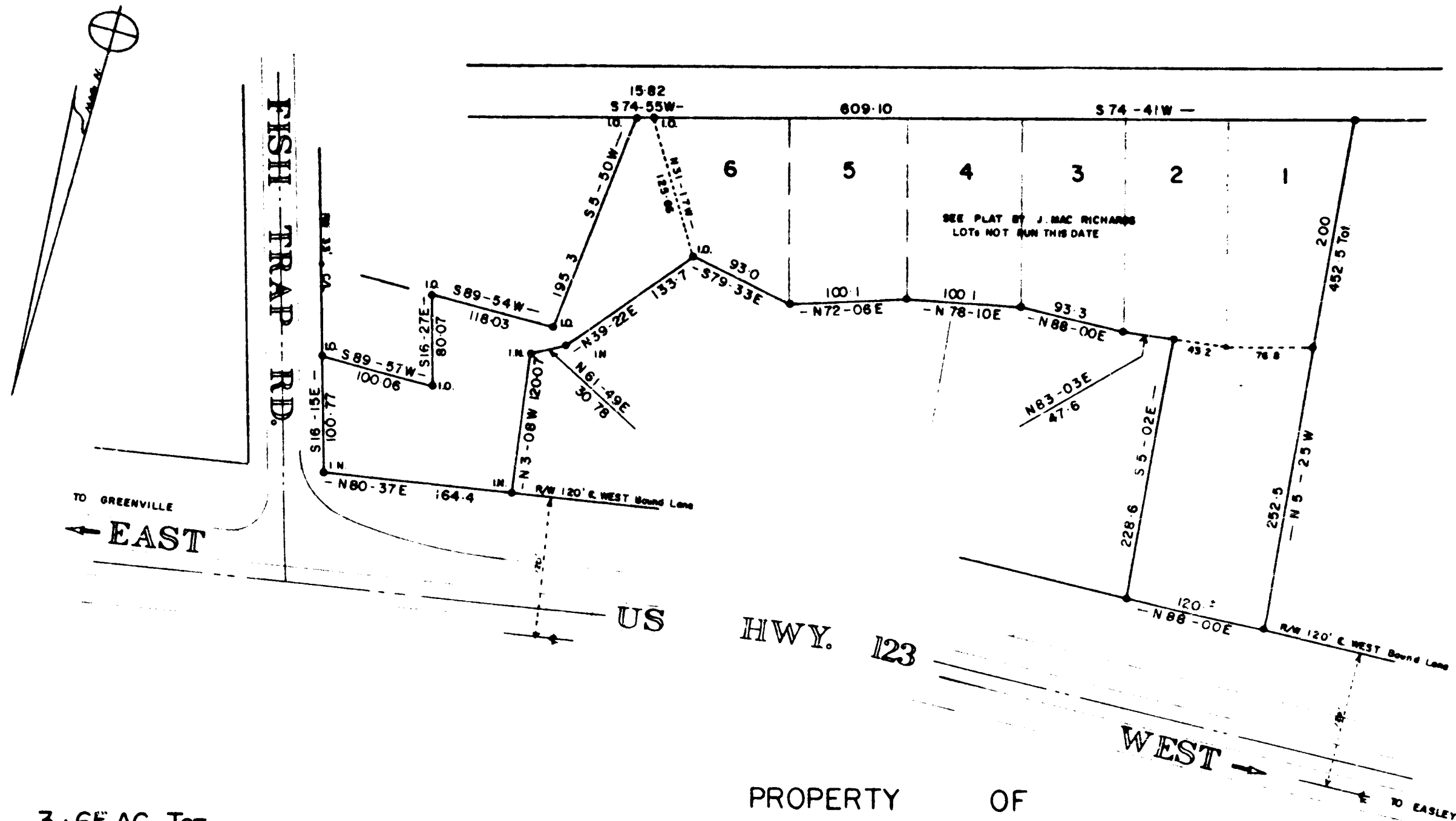
DO NOT REFILE THIS FILM CARD

RETURN TO CLERK OR DEPUTY OR
PLACE IN REFILE TRAY.

2

NOTICE: THIS FILM AND CARD MAY NOT BE
ALTERED NOR DAMAGED IN ANY MANNER NOR
REMOVED FROM THE CLERK'S OFFICE UNDER
PENALTY OF LAW

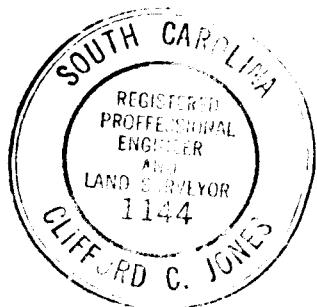
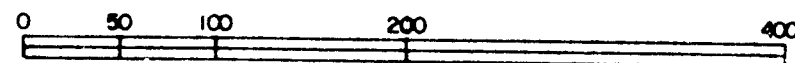
Book 27 Page 102



3.65 AC. Tot.

PROPERTY OF
LEROY DYER
 PICKENS COUNTY, S. C.

AUG. 12, 1985 SCALE 1"=100'



[Handwritten signature]

OLIVER A. NEALY
 FILED
 SEP 9 3 11 PM '85
 CLERK OF COURT
 PICKENS, S.C.

091233

PARCEL 27

STATE OF SOUTH CAROLINA }
COUNTY OF PICKENS

Book 12 K Page 417

Co. Tax \$ 17.05

KNOW ALL MEN BY THESE PRESENTS, that we, J. Robert Martin, Jr.; Lydia P. Martin; Belle Mead Martin Heckel; Lydia Martin Sawyer; and Bobby Martin Yager Traylor

in consideration of Fifteen Thousand, five hundred and No/100 (\$15,500.00) - - - - 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 Leroy V. Dyer and Marion B. Dyer their heirs and assigns forever.

All that piece, parcel and lot of land lying and being in the State of South Carolina, County of Pickens, containing 7.4 acres, more or less, and more fully described as follows:

BEGINNING at a point at edge of the right-of-way of Highway 123 and the former center line of Fish Trap Road, said center line having since been relocated; running thence with said former center line N 16-15 W 265.2 feet to a point; thence with said former center line N 5-56 W 143.7 feet to a point; thence with said former center line N 29-28 W 322 feet to Garrison property; thence with Garrison property line S 58-41 W to corner of property shown as Tract #1 on plat recorded in the office of the Pickens County Clerk of Court at Pickens, South Carolina, in Plat Book 10 at page 84; thence with the property line of Tract #1, S 6-26 E to right-of-way of U.S. Highway 123; thence with said right-of-way to the beginning point.



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 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 Sept 19 71

SIGNED, sealed and delivered in the presence of:

Will J. Dunn, Jr.
Notary Public for South Carolina

J. Robert Martin Jr. (SEAL)
Lydia P. Martin (SEAL)
Belle Mead Martin Heckel (SEAL)
Lydia Martin Sawyer (SEAL)
Bobby Martin Yager Traylor (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(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 Sept. 19 71

Will J. Dunn, Jr. (SEAL)
Notary Public for South Carolina.
Commission expires 3-25-79

Notary Public for South Carolina

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(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 Sept. 19 71

Will J. Dunn, Jr. (SEAL)
Notary Public for South Carolina.
Commission expires 3-25-79

Lydia P. Martin

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

MOORE & DEED BOOK 12-K PAGE 417 RECORDED September 1, 19 71

TIME 2:30 P.M.

CARD _____ OF _____ CARDS

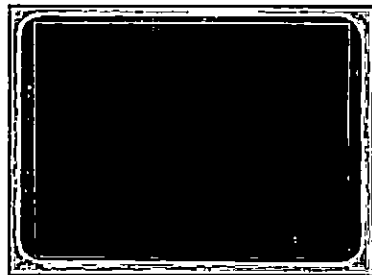
GRANTOR ~~XXXXXXXXXX~~ J. Robert Martin, Jr., et al

GRANTEE ~~XXXXXXXXXX~~ Leroy V. Dyer and
Marion B. Dyer

DESCRIPTION On Fish Trap Road

SATISFACTION

E. P. McDANIEL
CLERK OF COURT
PICKENS COUNTY
PICKENS, S.C.



DO NOT REFILE THIS FILM CARD

RETURN TO CLERK OR DEPUTY OR
PLACE IN REFILE TRAY.

NOTICE: THIS FILM AND CARD MAY NOT BE
ALTERED NOR DAMAGED IN ANY MANNER NOR
REMOVED FROM THE CLERKS OFFICE UNDER
PENALTY OF LAW.

HORTON, DRAWDY, WARD & BLACK, P.A. 307 PETTIGRU STREET, GREENVILLE, SOUTH CAROLINA 29601

GRANTEE'S ADDRESS: 145 N. Fish Trap Rd
Easley, SC 29640

STATE OF SOUTH CAROLINA

STATE TAX _____

COUNTY OF PICKENS

COUNTY TAX _____

Book 384 Page 190

EXEMPT

KNOW ALL MEN BY THESE PRESENTS, that

Leroy V. Dyer and Marion B. Dyer,

in consideration of One and NO/100 _____

(\$1.00) and love and affection _____

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

Steve Lee Dyer, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land, situate, lying and being on the western side of North Fish Trap Road in Pickens County, South Carolina, containing 2.439 acres, more or less, as shown on a plat entitled "Survey for Steve Lee Dyer" prepared by Fant Engineering & Surveying Co., Inc. dated May 31, 1997 and recorded in the Office of the Clerk of Court for Pickens County in Plat Book 274 at page 6, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of North Fish Trap Road at the joint corner of the property of the Grantor and property now or formerly of Hazel M. Blackwell, thence along the western side of said road, S. 12-48-27 E. 25.00 feet to a point; thence on a new line, S. 77-11-33 W. 25.00 feet to a point; thence N. 12-43-53 W. 23.75 feet to a point; thence N. 51-41-00 W. 175.42 feet to a point; thence N. 32-37-00 W. 126.39 feet to a point; thence N. 31-47-00 W. 38.68 feet to a point; thence S. 54-46-27 W. 432.46 feet to a point in the line of property now or formerly of Gregory Allen Porter; thence N. 06-54-37 W. 288-38 feet to a point in the line of property now or formerly of James C. Garrison; thence N. 59-37-25 E. 354.93 feet to a point in the rear line of property now or formerly of Hazel M. Blackwell; thence S. 20-33-27 E. 65.85 feet to a point; thence S. 26-02-33 E. 66.19 feet to a point; thence S. 31-47-00 E. 135.00 feet to a point; thence S. 32-37-00 E. 129.93 feet to a point; thence 15-41-00 E. 179.14 feet to a point, the beginning corner.

THIS is a portion of property conveyed to the Grantors herein by deed of J. Robert Martin, Jr., et al. dated September 1, 1971 and recorded on September 1, 1971 in the Office of the Clerk of Court for Pickens County in Deed Book 12-K at page 417.

THE within conveyance is made subject to all easements, rights of way or restrictions of public record or actually existing on the ground affecting said property.

PICKENS CO.
RMC 1000

014540

97 JUL 28 AM 12:12

JIMMY HOGGUE, Tax Assessor
200 MAIN ST., B-8
PICKENS, SC 29671

L13-00-115B-1st L13-00-115A

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, ex-cutors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and assigns against the grantor(s) and the grantor(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 23 day of July 1997

SIGNED, sealed and delivered in the presence of

LEROY V. DYER (SEAL)

MARION B. DYER (SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF GREENVILLE

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 23 day of July 1997

1997

Notary Public for South Carolina (SEAL)

My commission expires: 1/04/02

Cherise L. Roberson

STATE OF SOUTH CAROLINA)
COUNTY OF PICKENS)

AFFIDAVIT

PERSONALLY appeared before me the undersigned who, being duly sworn, depose and say:

1. That the property located on the western side of North Fish Trap Road in Pickens County, South Carolina, containing 2.439 acres, more or less, was transferred by them to their son, Steve Lee Dyer on July 23, 1997;
2. That the transaction is exempt from the recording fee as set forth in S.C. Code Ann., §12-24-10, et seq., because the deed is transferring real property to a son without consideration;
3. That, as required by S.C. Code Ann., §12-24-70, they state that they are responsible persons who were connected with the transaction as the grantors of the property;
4. That, they further understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than \$1,000.00 or imprisoned not more than one year, or both.

Leroy V. Dyer
Leroy V. Dyer, Seller

Marion B. Dyer
Marion B. Dyer, Seller

SWORN TO before me this
23 day of July, 1997.

[Signature]
Notary Public for South Carolina
My Commission Expires: 1/6/07

