



SC 124 Property Owner Data
Survey Group: Atlas Technical Consultants
Road/Route: SC 124
PIN/ PRJ ID:041232
Charge Code:
County: Pickens

| | | | | | | | | |
|-----|----------------------------|-----------------|----------|--------|---------|-------|-------|-------|
| | | | | | | | | |
| | | | | | | | | |
| TRK | OWNERS' NAME | TAX-MAP | D.B. & | D.B. | P.B. | P.B. | TRACT | TM |
| No. | (LAST, FIRST) | REFERENCE | PAGE | AREA | PAGE | AREA | AREA | AREA |
| 1 | RACETRACK LLC | 5049-12-85-5560 | 744/316 | 102.15 | | | 86.22 | 93.08 |
| 2 | SABILLON, TRINIDAD A | 5059-09-05-6152 | 2043/159 | 4.00 | 592/244 | | 3.86 | 4 |
| 3 | GARRISON, JAMES C | 5059-09-15-5305 | 781/85 | 43.07 | | | 42.92 | 43.58 |
| 4 | HIGHWAY 123 PROP LLC | 5059-13-04-4492 | 2232/9 | 3.22 | | | 3.06 | 3.22 |
| 5 | ARC PROPERTIES LLC | 5059-13-04-3237 | 868/116 | 0.98 | 515/14 | 0.98 | 0.98 | 0.98 |
| 6 | HIGHWAY 123 PROP LLC | 5059-13-04-1254 | 2232/9 | 0.471 | 420/11B | 0.471 | 0.47 | 0.47 |
| 7 | SCHOOL STREET HOLDINGS LLC | 5049-16-94-8282 | 245/197 | 1.08 | | | 1.09 | 1.08 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

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
A. Gray Wahl

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

Prepared by:
HOLLIDAY INGRAM, LLC
25 E. Court Street, Suite 201, Greenville, SC 29601

State of South Carolina)

County of Pickens)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT WE, Daniel Ray Bracken, Jr., Travis Richard Bracken, and Daniel Ray Bracken, Sr., (hereinafter called "Grantors"), in consideration of the sum of **THIRTY THOUSAND AND 00/100 DOLLARS (\$30,000.00)**, to the Grantors in hand paid at and before the sealing of these presents, by **Trinidad A. Sabillon**, (hereinafter called "Grantee") of the State of South Carolina, the receipt of which is hereby acknowledged, has/have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee,

Trinidad A. Sabillon,
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, and shown on plat made by John C. Smith dated May 9, 1972, and located on old S.C. No. 123, and containing according to said plat 4.00 acres, more or less; and being further shown and on that more-recent plat entitled, "Daniel Bracken, Jr., Daniel Bracken, Sr., & Travis Bracken," prepared by EAS Professionals, Inc., dated August 7, 2008 and recorded on August 21, 2008 in Plat Book 592 at Page 244, in the Pickens County Register of Deeds Office. Reference is hereby made to said latter plat for a more complete and accurate metes and bounds description thereof.

This being the same property conveyed to Daniel Ray Bracken, Jr., Travis Richard Bracken, and Daniel Ray Bracken, Sr., by Deed from Roger P. Mederos, personal representative of the Estate of Ann Johnson Watkins, dated 08/12/2008, recorded on 08/13/2008 in Book 1203 at Page 343, in the Office of the Register of Deeds for Pickens County, South Carolina.

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.

Grantee's Address: 104 5th Street, Fountain Inn, SC 29644

TMS No.: 5059-09-05-6152

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 the Grantee's heirs and assigns forever.

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

Any reference to this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the opposite, including the neutral. Such words of inheritance shall be applicable as are required by the gender of the Grantee(s).

WITNESS the Grantor's hand and seal this the 15 day of March, 2019.

SIGNED, SEALED AND DELIVERED
in the presence of:

[Signature]
Witness No. 1

[Signature]
Daniel Ray Bracken Jr.

[Signature]
Witness No. 2

[Signature]
Travis Richard Bracken

[Signature]
Daniel Ray Bracken Sr.

State of South Carolina

County of Greenville

ACKNOWLEDGMENT

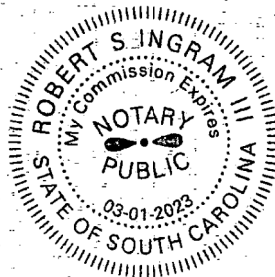
I, Robert S. Ingram III, a Notary Public for the State of South Carolina, do hereby certify that the above-named Grantor(s), personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 15 day of March, 2019.

[Signature] (SEAL)

Notary Public for South Carolina

My Commission Expires: 3/1/23



Dan / R

PARCEL #3

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

PARCEL #4

| | | |
|-------------------------|---|----------------------|
| 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

STATE OF SOUTH CAROLINA)
) AFFIDAVIT FOR EXEMPT TRANSFERS
COUNTY OF PICKENS)

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

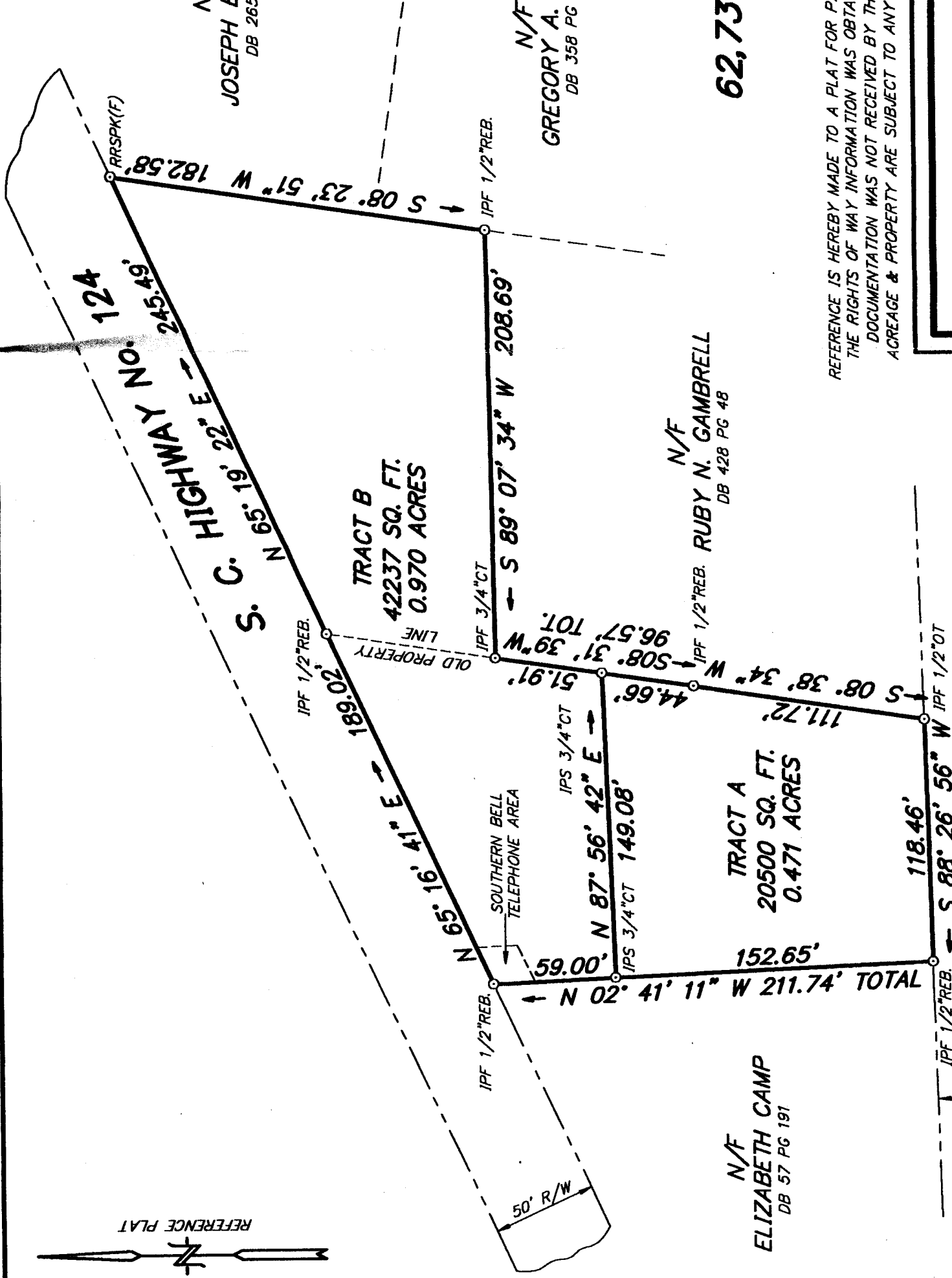
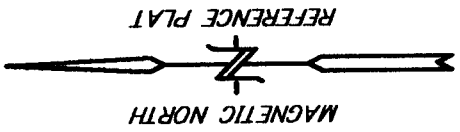
My Commission expires: 02/23/2028

James M. Robinson
James M. Robinson

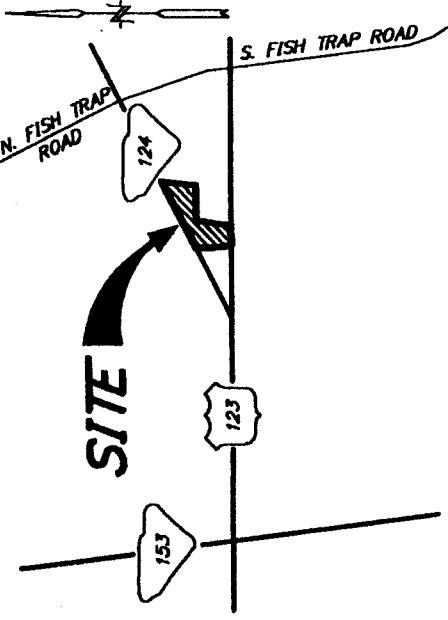
EXHIBIT "A"

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

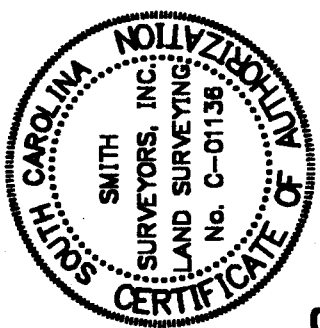


SITE



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.

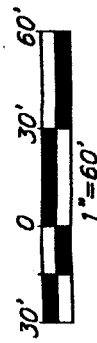


SMITH SURVEYORS, INC.
6907-C Calhoun Mem. Hwy.
Easley, SC 29640
Phone: 864-859-5729
Fax: 864-855-8022
smithsurveyors@home.com

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.

SURVEY FOR
GREGORY A. PORTER
AND
MACK A. HAMBY



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

Date MAY 01, 2001
JOB# 05010150

PARCEL #5

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

20177 EPPERSON
212 S. BELL BLVD., S.W.
TUCKER, GA 30071

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. Goldiron

Witness

Karen S. Coldiron

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

ACKNOWLEDGMENT

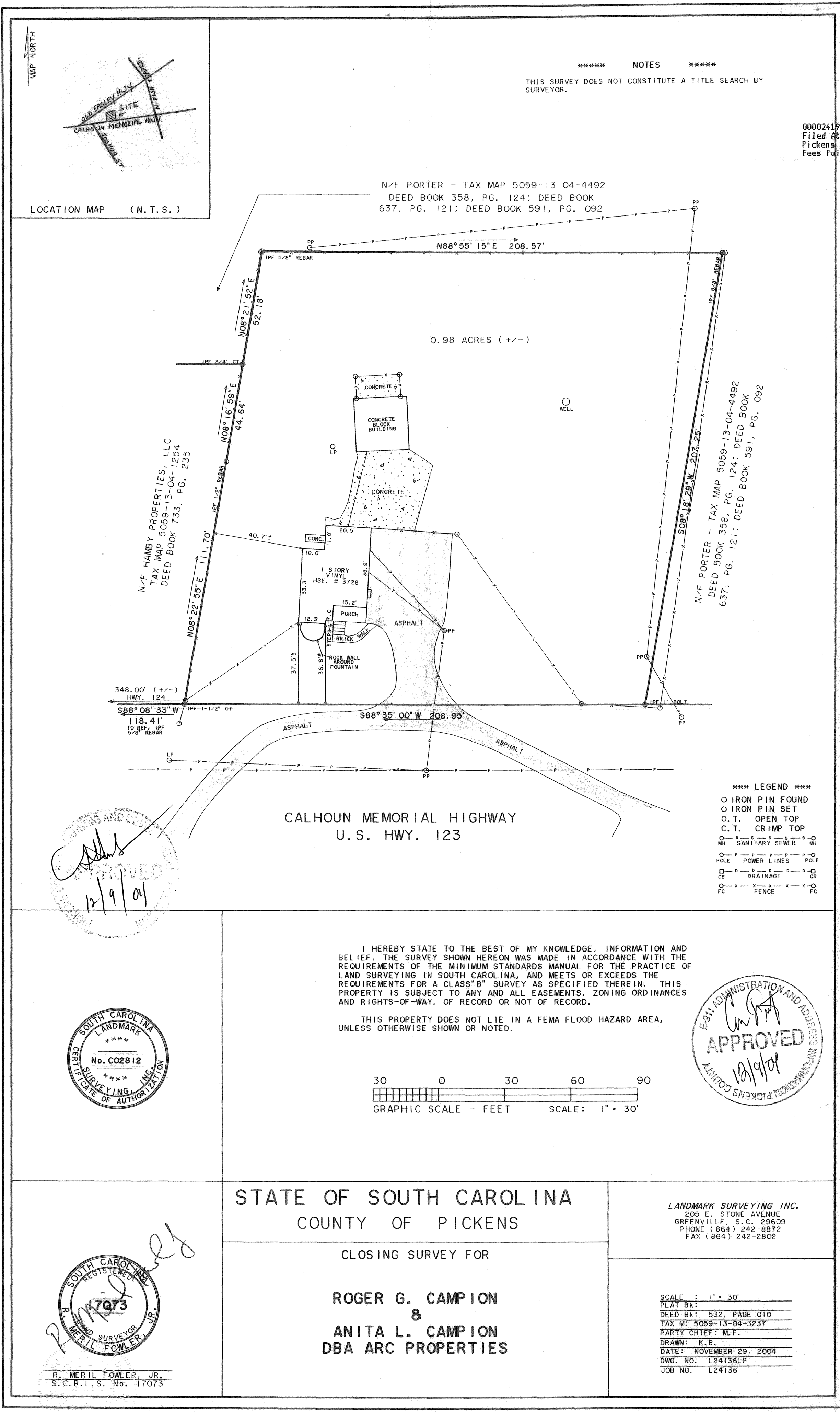
I, a Notary Public, within and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing was this day produced to me in the above State and County by the Principals and was executed and acknowledged to be the free act and voluntary deed of the Principals.

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



LOCATION MAP (N.T.S.)

***** NOTES *****

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.

000024193 12/09/2004 02:44:20PM
Filed At Register of Deeds
Pickens County SC
Fees Paid \$10.00

N/F PORTER - TAX MAP 5059-13-04-4492
DEED BOOK 358, PG. 124; DEED BOOK
637, PG. 121; DEED BOOK 591, PG. 092

0.98 ACRES (+/-)

N/F PORTER - TAX MAP 5059-13-04-4492
DEED BOOK 358, PG. 124; DEED BOOK
637, PG. 121; DEED BOOK 591, PG. 092

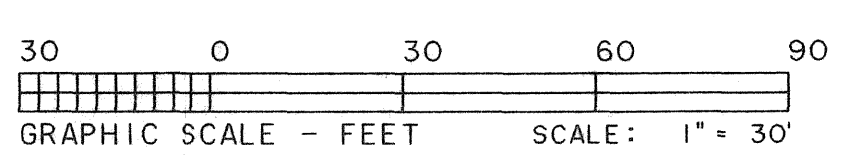
***** LEGEND *****

- O IRON PIN FOUND
- O IRON PIN SET
- O.T. OPEN TOP
- C.T. CRIMP TOP
- SANITARY SEWER ---
- POWER LINES ---
- DRAINAGE ---
- FENCE ---

CALHOUN MEMORIAL HIGHWAY
U.S. HWY. 123

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 "B" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, ZONING ORDINANCES AND RIGHTS-OF-WAY, OF RECORD OR NOT OF RECORD.

THIS PROPERTY DOES NOT LIE IN A FEMA FLOOD HAZARD AREA, UNLESS OTHERWISE SHOWN OR NOTED.



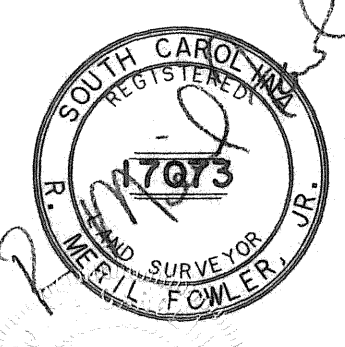
STATE OF SOUTH CAROLINA
COUNTY OF PICKENS

CLOSING SURVEY FOR

ROGER G. CAMPION
&
ANITA L. CAMPION
DBA ARC PROPERTIES

LANDMARK SURVEYING INC.
205 E. STONE AVENUE
GREENVILLE, S.C. 29609
PHONE (864) 242-9872
FAX (864) 242-2802

SCALE : 1" = 30'
PLAT BK:
DEED BK: 532, PAGE 010
TAX M: 5059-13-04-3237
PARTY CHIEF: M.F.
DRAWN: K.B.
DATE: NOVEMBER 29, 2004
DWG. NO. L24136LP
JOB NO. L24136



R. MERIL FOWLER, JR.
S.C.R.L.S. No. 17073

PARCEL #6

PORTERGREG.SAH/Porter

The State of South Carolina) TITLE TO REAL ESTATE
County of Pickens)

GRANTEE ADDRESS: 3630 Calhoun Memorial Highway
Greenville, SC 29611

KNOW ALL MEN BY THESE PRESENTS, that HAMBY PROPERTIES, LLC, in consideration of ONE HUNDRED TWENTY THOUSAND AND 00/100 (\$120,000.00), the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto GREG A. PORTER, his heirs and assigns forever:

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 1, 2001, and recorded May 23, 2001 in the Register of Deeds Office for Pickens County, SC, in Plat Book 420 at Page 11-B, reference being made hereto to said plat for the exact metes and bounds thereof.

TMS#5059-13-04-1254

This being the same property conveyed to the Grantor herein by deed of Mac A. Hamby and Bertha S. Hamby dated March 26, 2003 and recorded April 22, 2003 in the Register of Deeds Office of Pickens County, South Carolina in Deed Book 733 at Page 235.

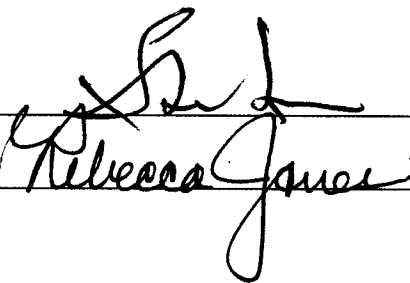
This conveyance is subject to all reservations, setback lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat(s) which affect the property hereinabove described.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have to hold all and singular the premises before mentioned unto the grantee(s), his or her heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion. 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.

PORTERGREG.SAH/Porter

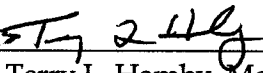
WITNESS the grantor's(s') hand(s) and seal(s) this 1st day of March, 2016.

SIGNED, sealed and delivered in the presence of:



Rebecca Jones


Hamby Properties, LLC


By:  (SEAL)
Terry L. Hamby, Member

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.

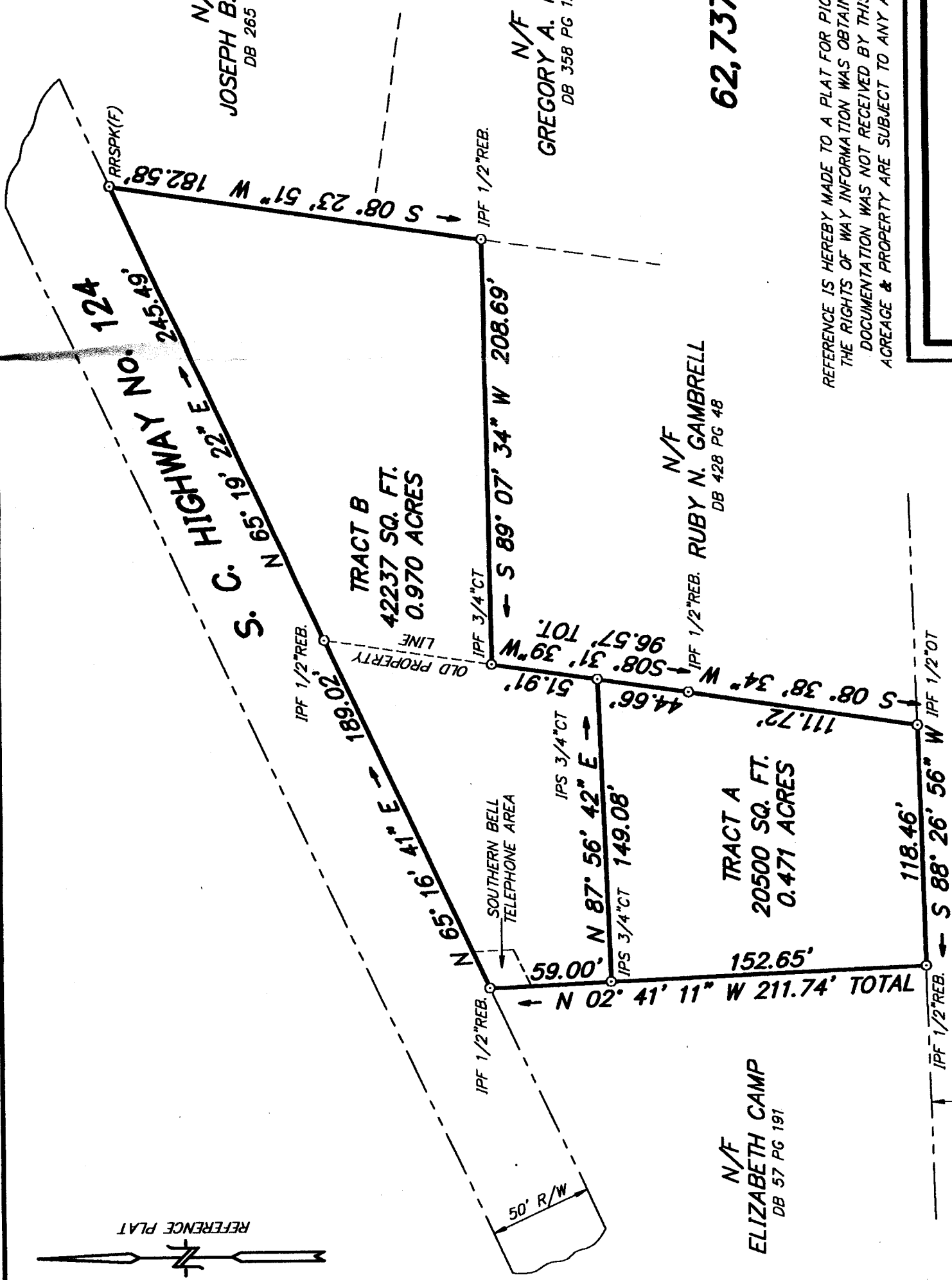
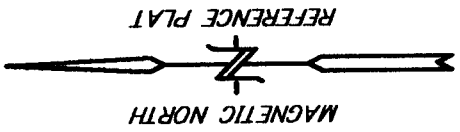
WITNESS my signature this 1st day of March, 2016.



Notary Public for South Carolina
My Commission expires: 

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

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



MAGNETIC NORTH
REFERENCE PLAT

124
S. C. HIGHWAY NO. 124

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

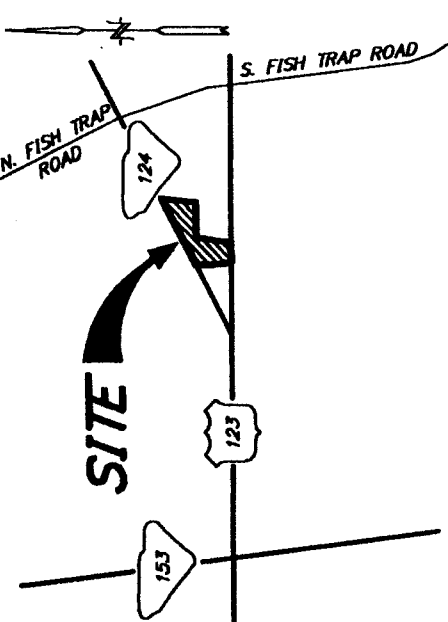
N/F
ELIZABETH CAMP
DB 57 PG 191

TRACT B
42237 SQ. FT.
0.970 ACRES

TRACT A
20500 SQ. FT.
0.471 ACRES

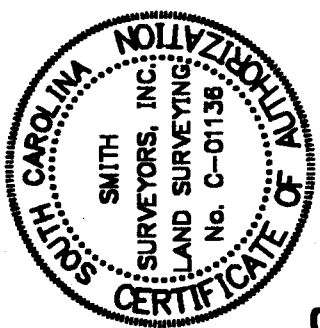
80' R/W

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.



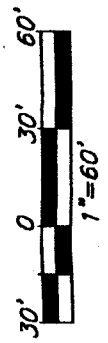
SMITH SURVEYORS, INC.
6907-C Calhoun Mem. Hwy.
Easley, SC 29640
Phone: 864-859-5729
Fax: 864-855-8022
smithsurveyors@home.com

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 #7

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: Elizah Martinez

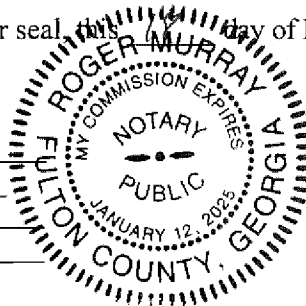
STATE OF Georgia)
)
COUNTY OF Fulton)

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

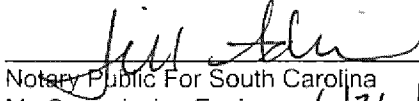
AFFIDAVIT OF CONSIDERATION

(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

