TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 3-02349, WITH AN EFFECTIVE DATE OF

TITLE COMMITMENT LEGAL DESCRIPTION

TRACT 1: PARCEL 1:

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Chick Springs Township, about one mile ease from Reid's School, lying on the south side of a new road, being bounded on the north by the said road and other lands of myself, on the east by lands of E. H. Green, on the south by lands of E. H. Green and myself and on the west by lands of Ben Singleton, and being a part of the same land that was conveyed to me by deed from E. H. Green September 27th 1948, recorded in the RMC Office for Greenville county in Deed Book 360 at page 439, and having the following courses and distances, to wit:

Beginning on a stake in the center of the said road at 33 feet from the joint corner of the Singleton lands and lands of myself and runs thence with the Ben Singleton line, S. 18-45 W. 391.2 feet to an iron pin on the said line (there is also an iron pin on the south bank of the said road at 40 feet); thence N. 48-31 E. 150.9 feet to a stake or iron pin, joint corner of the E. H. Green land and other lands of myself, then continuing with the same course 201.4 feet to an iron pin (making a total distance for this line 352.3 feet); thence with another of the E. H. Green lines, N. 8-34 W. 223 feet to a stake in the center of the said new road (iron pin back on line at 28 feet); thence with the center of the said road, S. 50-51 W. 133.5 feet to the beginning corner, containing One and Eight One-hundredths (1.08) acres, more or less.

TRACT 1: PARCEL 2:

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Chick Springs Township, about one mile east of Reid School, lying south from the Taylor's-Reid School Road, being bounded on the north by 1.08 acres lot of the grantee herein and lands of E. H. Green, on the east by lands of E. H. Green and Bridwell and on the south and west by lands of Ben Singleton, and being a part of the same land that was conveyed to me by deed from E. H. Green September 27th 1948, recorded in the RMC Office for Greenville county in Deed Book 360 at page 439, and having the following courses and distances, to wit:

Beginning on an iron pin on the Ben Singleton line and being the south corner of the present lot of the grantee herein, and runs thence with the Singleton line, S. 18-45 W. 303.8 feet to an iron pin, Singleton's corner; thence S. 32-22 E. 500 feet to an iron pin; thence N. 85-27 E. 153.6 feet to an iron pin, joint corner of a lot being kept by me; thence a new line, N. 5-00 E. 462 feet to an iron pin on the E. H. Green line; thence with the Green line, N. 76-42 W. 342 feet to an iron pin, Green's corner; thence N. 18-18 E. 268 feet to an iron pin, Green's corner and on the south line of the present lot of the grantee herein; thence with the said line, S. 48-31 W. 150.9 feet to the beginning corner, containing Four and Thirty Two One-hundredths (4.32) acres, more or less.

TRACT 1: PARCEL 3:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 0.575 acres, more or less, on plat of "Property of W. D. Cannada" prepared by Dalton & Neves Co., Engineers, dated January, 1983, and recorded in the Office of the RMC for Greenville County, SC, in Plat Book 9P at Page 13, and having, according to said plat, the following metes and

BEGINNING at an iron pin on the Southeastern side of Stallings Road, which iron pin is 450 feet, more or less, from the intersection of Stallings Road and Reid School Road, and running thence S. 21-00 W. 325 feet to an iron pin in the line of property of Independent Properties, Inc.; running thence with the line of property of Independent Properties, Inc. N. 44-47-48 W. 164.01 feet to an iron pin on Stallings Road; running thence with Stallings Road, N. 48-13 E. 97 feet to an iron pin; thence continuing with Stallings Road, N. 52-32 E. 201.21 feet to the point of beginning.

ALL that piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, on the southeastern side of Stallings Road, being shown and designated as 4.58 acres on a plat entitled "SURVEY FOR JEFFCO ENTERPRISES, INC.", by Carolina Surveying Company, dated March 26, 1992, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 22-X at page 12, reference to which is hereby made for a more complete description by metes and bounds.

TRACT 3:

A piece of property containing 1.50 acres more or less on plat prepared by H. S. Brockman November 4, 1953, to have the following metes and bounds, to wit:

BEGINNING at an iron pin on the line of tract No. 3 located approximately 342 feet from northern corner and running thence S. 5-00 W. 462 feet to and iron pin; thence N. 85-27 E. 178.4

feet to an iron pin; thence N. 4-27 W. 423 feet to an iron pin; thence N. 76-52 W. 120 feet to the beginning point, contains 1.50 acres more or less. (a portion of tract No. 3)

NOTES CORRESPONDING TO SCHEDULE B

- Easement from W. D. Cannada to Duke Power Company, dated February 16, 1972, filed for record February 25, 1972 at 3:15 p.m., recorded in Book 937, Page 131, in the Register of Deeds for Greenville County, South Carolina. (Affects Tract 1) Blanket in nature
- Easement from Claude Cannada to Duke Power Company, dated October 22, 1948, filed for record November 16, 1948 at 2:30 p.m., recorded in Book 365, Page 165, aforesaid Records. (Affects Tract 3) Blanket in nature
- Easement from Claude H. Cannada to Duke Power Company, dated August 13, 1973, filed for record September 10, 1973 at 2:30 p.m., recorded in Book 983, Page 569, aforesaid Records. (Affects Tract 3) Blanket in nature
- All those matters as disclosed by that certain plat recorded in Plat Book 9-P, Page 13, aforesaid Records. No plottable items
- All those matters as disclosed by that certain plat recorded in Plat Book 9-P, Page 14, aforesaid Records. No plottable items
- All those matters as disclosed by that certain plat recorded in Plat Book 22-X, Page 12, aforesaid Records. No plottable items
- All those matters as disclosed by that certain plat recorded in Plat Book 30-F, Page 6, aforesaid Records. No plottable items

PARTICIPATE IN THE PROGRAM.

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 45045C0329E & 45045C0337E, WHICH BEARS AN EFFECTIVE DATE OF 8/18/2014 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES

FLOOD INFORMATION

