GRANTEE'S ADDRESS: P.O. Box 5666
Spartanburg, SC 29304

STATE OF SOUTH CAROLINA )
COUNTY OF SPARTANBURG )

KNOW ALL MEN BY THESE PRESENTS, that FISHER AGRO, INC., a South Carolina Corporation, in consideration of Ten Dollars ($10.00) and other valuable consideration, to the grantor in hand paid by the grantee at and before the sealing of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto SPARTANBURG COUNTY, a political subdivision of the State of South Carolina, their heirs, successors and assigns, the following described property:

All that piece, parcel or lot of land with the improvements thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, near the Town of Reidville, being described on Exhibit A attached hereto and by reference made a part hereof.

This is a portion of the property conveyed to Fisher Agro, Inc., by deed of Granny Peach Associates and recorded in the Office of the Register of Deeds for Spartanburg County in Deed Book 63-Y, page 949 on March 18, 1996.

The above described property is conveyed subject to all easements, restrictive covenants and rights of way of record; those easements, restrictive covenants and rights of way actually existing on the ground and affecting said property; such matters as would be revealed by a current survey and inspection of the property; and any applicable building and zoning laws and ordinances.

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 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 and assigns against the grantors and the grantors’ heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The true consideration being paid is $1,512,280.00. 

[Signature]
WITNESS the grantors' hands and seals this 10th day of November, 1999.

SIGNED, sealed and delivered in the presence of:

[Signature]

Title: DEPUTY SECRETARY

FISHER AGRO, INC.

By: [Signature]

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by ANDREW BOWERS, the DEPUTY SECRETARY of Fisher-Agro, Inc., a corporation, on behalf of the corporation, as the sole surviving venturer of Granny Peach Associates, a South Carolina Joint Venture, on behalf of said Venture this 10th day of NOVEMBER, 1999.

[Signature]
Notary Public for SC
My Commission Expires: 3/14/2000
EXHIBIT A

All that certain piece, parcel or tract of land situate, lying and being in the County of Spartanburg, State of South Carolina, near the Town of Reidville bounded now or formerly as follows: North by lands of Spartan Mills and others, East by Gano Drive (542-223), South by lands of Pearson and others, and West by Dillard Road (542-224); said lands being shown on a plat of survey for Granny Peach Associates prepared by Jeffrey M. Plumblee, Inc. recorded in the Register of Deeds Office for Spartanburg County, South Carolina in Plat Book 27, Page 193, and also being shown and more particularly described by metes and bounds on a more recent plat of survey for Spartanburg County Parks and Recreation Department prepared by Wes E. Smith RLS #19897 dated August 21, 1999 recorded in Plat Book 196, Page 307 of said Office, which plat is incorporated herein by reference and made a part of this description; said lands containing 137.48 gross acres according to said survey.

TMS 5 31-00 p/o 030.00
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 137.48 acres, more or less, near Reidville in Spartanburg County, South Carolina being a portion of Parcel 030.00 on Spartanburg County Tax Map Number 5 31-00, was transferred by Fisher Agro, Inc. to Spartanburg County, a political subdivision of the State of South Carolina on November 10, 1999.

3. The deed is exempt from the deed recording fee because (See information section of affidavit).

Transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;

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 for Purchaser.

5. 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
Print or Type Name Here: William McBee Smith

SWORN to before me this 10th day of November, 1999.

(SEAL)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 4/28/2005
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 reality." Consideration paid or to be paid in money's worth includes, but is not limited to, other reality, 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 reality being transferred in determining fair market value of the consideration. In the case of reality transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of reality transferred to a trust or as a distribution to a trust beneficiary, "value" means the reality's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or reality before the transfer and remaining on the land, tenement, or reality 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 reality in which the value of the reality, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;

2. transferring reality 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 reality 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 reality in order to partition reality as long as 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 reality 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 reality is transferred to another corporation, a partnership or trust;

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 reality 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 reality 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 reality is transferred to another corporation, a partnership or trust;

9. transferring reality 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. "Family" means the grantor and the grantor's spouse, parents, grandparents, siblings, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of 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 reality in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;

11. transferring reality in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,

12. that constitute a corrective deed or a quitclaim 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 quitclaim deed.