

TRACT 2

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the north side of Woodruff Road, containing one (1) parcel, one of which is a 0.15 acre tract being designated and shown as the Tract "2", TMS# 539.0-1-9.27 containing 6,415 square feet as shown on that Boundary Survey prepared for Quality 3, LLC by Precision Land Surveying, Inc. dated November 15, 2005 and recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 1002 at Page 51.

This being a portion of the same property conveyed unto the Grantor herein, TGC, LLC, by Deed from Thomas Edward Graham and Donald Earl Graham dated August 12, 2005, and filed August 12, 2005, in Deed Book 2160 at Page 97, in the Office of the Register of Deeds for Greenville County, South Carolina.

This conveyance is made subject to any and all Easements, Rights-of-Way, Restrictions, Covenants and Conditions of record, including matters shown on plats of record or not of record, INCLUDING the following restrictions and easements:

1. No mini-warehouse use will be allowed unless sold to an entity controlled by TGC, LLC or one of its members, Trudy Parker, Greg Justus or Christos Fotinos.
2. Owner(s) will retain a twenty-five (25') foot wide sewer easement in favor of TGC, LLC along the western boundary of the 3.20 acre parcel owned by Quality 3, LLC to the northernmost sewer manhole.
3. TGC, LLC will retain a blanket ingress/egress easement across the property of Quality 3, LLC to Woodruff Road.
4. TGC, LLC will retain architectural and landscape approval on the 3.20 acre parcel (Tract 1) owned by Quality 3, LLC.

Grantee Address: 4115 E. North Street, Suite 203
Greenville, SC 29615

TMS # Portion of 0539.01-01-009.01

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

WITNESS Its Hand and Seal this 22 day of March, in the year of our Lord 2006.

Signed, Sealed and Delivered
in the Presence of:

Carl Miller

TGC, LLC

Elizabeth S. Tucker

BY: Greg Justus
Greg Justus, Managing Member

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared before me the undersigned and made oath that s/he saw the within named Grantor sign, seal and as Its act and deed, deliver the within-written Deed for the uses and purposes therein mentioned, and that s/he with the other witness subscribed aboved witnessed the execution thereof.

SWORN to before me this
22 day of March, 2006.

Carl Miller

Elizabeth S. Tucker
Notary Public for South Carolina
My Commission Expires: 4/15/15

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

AFFIDAVIT

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

- 1. Property located at 3.20 and 0.147 acres off of Woodruff Road, bearing Greenville County Tax Map Number Portion of 0539.01-01-009.01, was transferred by TGC, LLC to Quality 3, LLC on March ____, 2006.

The transaction was (Check one):

_____ an arm's length real property transaction and the sales price paid or to be paid in money or money's worth was \$ _____*.

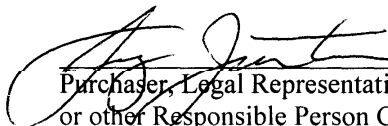
X not an arm's length real property transaction and the fair market value of the property is \$ _____*.

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 (See back of affidavit):

12. Corrective Deed

As required by Code Section 12-24-70, I state that I am a responsible person who was connection with the transaction as : Managing Member of TGC, LLC

I further 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.


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

SWORN to before me this
22 day of March, 2006.

Elizabeth S. Tucker
Notary Public for South Carolina
My Commission Expires: 4/15/15

*The fee is based on the real property's value. Value means the realty's fair market value. In arm's length real property transactions, this value is the sales price to be paid in money or money's worth (e.g. stocks, personal property, other realty, forgiveness of debt, mortgages assumed or placed on the realty as a result of the transaction). However, a deduction is allowed from this value for the amount of any lien or encumbrance existing on land, tenement, or realty before the transfer and remaining on it after the transfer.

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