

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF PICKENS

KNOW ALL MEN BY THESE PRESENTS THAT **JAMES H. ROBERSON** (hereafter called Grantor), for and in consideration of the sum of [REDACTED] and [REDACTED] Shares of **Common Stock of Automation Technology Corporation (Par Value One [REDACTED])**, in accordance with a **Capital Assets Exchange Agreement between the parties hereto, executed 17th February 2011 (date)**, and other benefits which shall inure to the parties hereto, as herein described, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **VAN H. SMITH** (hereafter called Grantee), his heirs and assigns forever:

All that piece, parcel, or tract of land lying and being situate in the State of South Carolina, County of Pickens, on both sides of Hamilton Creek approximately 2 miles northeast of the city of Easley, containing approximately 69.07 acres, more or less, and having the following metes and bounds, as shown on a plat by C.E. Shehan, Surveyor, dated February 12, 2010 as follows, to wit:

Tax Map No.: Portion of 5039-09-27-3379 *K*
J13-03-013A

BEGINNING at a point in the roadway of Campbell Avenue (P-K Nail set in roadway, approximately 865 feet from an intersection of centerlines of Campbell Avenue and Prince Perry Road, measured in a generally north-western direction from said intersection) and running thence S. 45°48'16" W. for a distance of 79.01 ft. to an iron pin (1/2" Rod, set); thence across Hamilton Creek S. 02°58'16" W. for a distance of 571.79 ft. to an iron pin (2" Channel, found); thence S. 80°20'41" W. for a distance of 2693.08 ft. to a nail (found @ old stone); thence back across Hamilton Creek N. 00°41'06" W. for a distance of 1124.00 ft. to an iron pin (1/2" Rod, set); thence S. 80°20'41" for a distance of 2661.84 ft. to an iron pin (1/2" Rod, set); thence S. 07°40'44" E. for a distance of 284.58 ft. to a point in roadway of Campbell Av.; thence S. 17°26'44" E. for a distance of 133.19 ft. to another point in roadway of Campbell Av.; thence S. 32°11'44" E. for a distance of 98.65 ft. along roadway of Campbell Av to a P-K Nail, set therein, THE BEGINNING POINT.

This property (hereafter called Conveyed Property) is a portion of the lands conveyed James H. Roberson (Grantor) by deed recorded in Deed Book 12 at Page 282 dated May 18, 1987 from the Estate of James Thomas Pace.

Said Conveyed Property is being conveyed subject to any and all rights-of-way for roads or utilities or any easements appearing of record and/or on the premises of said Conveyed Property and other terms and conditions, as agreed to between Grantee and Grantor and below written:

Grantee shall pay for any Tax Stamps and any Property Taxes which may fall due for 2012.

County Assessor
222 McDaniel Ave., B-8
Pickens, SC 29671

County Auditor
222 McDaniel Ave., B-7
Pickens, SC 29671

Inst # 201112751 DocType: DEED Page 1
of 3 BKD: 1407 PG: 106 09/12/2011 at
03:13:46 PM, Fee: \$10.00 County: \$110.00
State: \$260.00 PAUL MCGUFFIN
REGISTER OF DEEDS PICKENS SC

Upon request Grantee shall provide Grantor, his heirs or assigns a free perpetual Right-of-Way and/or Easement Corridor(s) on said Conveyed Property suitable to install, protect and maintain sewer lines. Said Corridor(s) shall be thirty (30) feet wide and follow any path(s) deemed by a Registered Engineer as necessary to connect sewer lines from Grantor's adjacent lands to sewer manholes located on said Conveyed Property. Said Registered Engineer shall be instructed to select a judicious path(s) that in his opinion is most beneficial and mutually advantageous to both Grantor and Grantee.

Upon request Grantee shall grant Grantor, his heirs or assigns a free perpetual sixteen (16) feet wide Right-of-Way for Travel that comprises the same area presently occupied by the South Carolina Highway Department Right-of-Way for the generally western half of Prince Perry Road that fronts other present property of Grantee lying adjacent to said Road. Said sixteen (16) feet width shall be measured perpendicularly from the centerline of Prince Perry Road that follows a bearing of S. 00-25 W. for a distance for a distance of 862.54 ft, beginning at the intersection of centerlines of Saluda Dam Road and Prince Perry Road (hereafter called, Travel Right-of-Way). Said Travel Right-of-Way is contemplated to be a portion of a sixteen (16) feet wide right-of-way for ingress and egress between the McMahan Cemetery and Saluda Dam Road (hereafter called, Cemetery Right-of-Way). Said cemetery is located on Grantor's property that lies on the generally western side of Grantee's present property that fronts on Prince Perry Road.

IF within a one (1) year period following the execution of instant Deed Grantor is unable to secure rights-of-way from the two (2) property owners, fronting also on Prince Perry Road and located generally south of Grantee's present property thereon, so that said Cemetery Right-of-Way may continue, on a preferred path, south from said Travel Right-of-Way, further south down Prince Perry Road, thence along Campbell Avenue to Grantor's property fronting on Campbell Avenue, thence along a path across Grantor's property such that said Cemetery Right-of-Way enters said McMahan Cemetery on its southern-most side, THEN upon request Grantee shall grant Grantor, his heirs or assigns an additional free perpetual sixteen (16) feet wide right-of-way (hereafter called, Alternate Path) that connects between said Travel Right-of-Way and Grantor's said property that lies on the generally western side of Grantee's present property that fronts on Prince Perry Road. Grantee shall, if conditions necessitate, select the the actual path across the his property that said Alternate Path may follow that would ultimately join and run along the N. 87°57'30" E. property line that defines the southern part of Grantee's present property that fronts on Prince Perry Road.

Grantee shall NOT interrupt the continued lawful taking of any fish, fowl, or game from the Conveyed Property by blood-kin relatives of Grantor, or their spouses or guests, except that any such person is found intoxicated, or committing any reckless or unsafe act that endangers either the life or health of any person, or any property. Both Grantor and Grantee acknowledge that a clear distinction exists between "Granting Permission" (a pleasant, affirmative act) and "Revoking Permission" (a more difficult, unpleasant, negative act) for an already long-time, on-going activity. This paragraph shall expire upon any future transfer of said Conveyed Property or development or change of use of said Conveyed Property by

Grantee, or if for any reason Grantee decides said Conveyed Property is no longer suitable for fishing or hunting activities.

Grantor expressly disavows any responsibility to defend the Conveyed Property against any claims for all or part of said Conveyed Property, but does WARRANT that to Grantor's knowledge no liens or other encumbrances are currently outstanding on said Conveyed Property.

IN WITNESS WHEREOF, the undersigned Grantor has set his hands and seal this

17 day of Feb., 2011.

SIGNED, Sealed and Delivered
in the Presence of:

Valerie B. Elson) James H. Roberson (SEAL)
) James H. Roberson, GRANTOR
Lisa H. Smith)

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**State of South Carolina,
Pickens County**)

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 17 day of February, 2011.

Lisa H. Smith Valerie B. Elson
Notary Public for South Carolina

My Commission expires: 6-14-17