

WARRANTY-DEED

THIS INDENTURE, made and entered into this 31st day of October, 1932, between THE BUCKEYE COTTON OIL COMPANY, a corporation organized under the laws of the State of Ohio, as party of the first part, and J. J. Hardin, of Simpsonville, South Carolina, as party of the second part, WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Five Thousand and Ten Dollars (\$5010.00) to it in hand well and truly paid by the said party of the second part, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, convey and confirm unto the said party of the second part, his heirs and assigns, the following property located in the State of South Carolina, County of Greenville, Town of Simpsonville.

All of the party of the first part's right, title and interest in, to and under a certain lease or contract executed originally by Charleston & Western Carolina Railway Company with Fountain Inn Oil Mill Company, and subsequently by it transferred to Fountain Inn Oil Mill and Fertilizer Company, and subsequently by it, thru the sheriff, transferred to the party of the first part, concerning and appertaining to the land upon which is located a three room brick warehouse in the Town of Simpsonville, and in addition thereto, all of the party of the first part's right, title and interest in the said three room brick warehouse, rights-of-way, platform, machinery and appurtenances adjoining and used in connection therewith, said Simpsonville warehouse being located upon the railroad siding and adjoining the warehouse of Griffin Feed Company and being upon the Railroad right-of-way. Reference is hereby made to said lease for a more exact description of the property covered.

Also, all of the right, title, interest and equity of the party of the first part in, to and under a lease executed between H. H. Griffin, as a Committee for Casper E. Griffin, with Fountain Inn Oil Mill and Fertilizer Company, dated July 23, 1928, and subsequently by sheriff transferred to the party of the first part, covering the following described property:

Beginning at a point on the corner of Trade Street and Main Street on State Highway No. 2 and running Southwest toward cotton mill, along Trade Street 150 feet; thence running Southeast 155 feet; thence east 155 feet to cotton mill side-track right-of-way; thence Northwest 155 feet on state highway No. 2 to the beginning.

This being a part of that certain lot of land in the Town of Simpsonville, County of Greenville, State of South Carolina, conveyed to Casper E. Griffin on the 13th day of November, 1918, by E. Inman, Master of Greenville County, as shown by deed recorded in Volume 52, page 252, in the office of R. M. C. for Greenville County.

Also, all of the party of the first part's right, title and interest in and to---4--Eighty Saw Left Hand One Story Class "D", Outfit and Gin System Complete, with Iron Pneumatic Elevator, together with 1 - 100 H. P. Allis Chalmers Squirrel Cage Electric Motor, all of which was purchased in 1926, from Continental Gin Company and installed on the land just above described under lease from said Griffin. Together with any and all additional equipment which may have been added thereto.

It is clearly understood that no real estate is being conveyed hereby. The only interest in real estate being conveyed is that under the two leases above described.

Together with all and singular the rights, ways, easements, members, privileges and appurtenances to the said lot of land, being, belonging, or in any wise appertaining, and the rents, reversions, issues and profits thereof and of every part thereof.

To Have and To Hold said property, and all and singular said rights and privileges unto the said party of the second part, his heirs and assigns, in fee simple.

And the said party of the first part, its successors and legal representatives, said property and said rights and privileges unto the said party of the second part, his heirs, legal representatives and assigns, against the claim of the said party of the first part, its successors, legal representatives and assigns, and every person whomsoever lawfully claiming the same, shall and will forever warrant and defend by these presents.