

## TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That C. G. Gunter, Inc.,

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Eight Thousand (\$8,000.00) DOLLARS, and the assumption of a mortgage in the sum of Two Thousand (\$2,000.00) Dollars

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto John Nance, his heirs and

assigns forever:

"All that certain lot of land, situate, in Greenville County, State of South Carolina, and more particularly described as follows:

Beginning at an iron pin on the Southern side of the Old Hundred Road, said pin being approximately 50 feet West from the Northwest corner of the lot now or formerly owned by Cordia V. Wood, and running thence with the Southern side of the Old Hundred Road S. 85 W. 211 feet to iron pin, corner of other lot now owned by the mortgagor; thence with the line of said property S. 13-30 E. 175 ft. 4 in. to iron pin; thence N. 77-15 E. 179 ft. 6 in. to an iron pin; thence N. 2-30 E. 150 feet to the beginning corner, and containing 7/10 of an acre, according to survey made by G. A. Ellis, September 26th, 1935. There is located upon this lot the Woodville Gin, seed house and the machinery and equipment operated in connection with said gin. This being the same land conveyed to the grantor by Woodville Investment Company by deed dated November 18, 1935, and of record in Deed Book 132, page 234, R. M. C. Records for Greenville County.

Also, the following personal property, now located upon the above described real estate, at Woodville, in Greenville County, State of South Carolina:

4 - 80 saw Continental huller breast gins; 4 standard Mitchell extractors; 1 Mitchell dryer together with press, condensor; modern 4-80 gin outfit; 1 120 H. P. Y. type Fairbanks Morse Oil engine; one 100 H. P. electric motor including transformers, controls and wiring; gin house building; frame seed house; One L. H. E-J Mechanical Trampler complete, with BB driving attachments complete; one 2" Flexibel couplin; one seed hopper; one section lint flue and short gin flue; one set of driving attachments for Mitchell unit; one used Munger 80 saw double rib huller AA Breast MPGDC. BB gin equipped with model "30" front. This deed is intended to cover all personal property located upon the above described real estate and forming a part of the Woodville gin equipment.

Also, all that piece, parcel or lot of land situate, lying and being in State of South Carolina, County of Greenville, in Oaklawn Township, being more particularly described by metes and bounds, as follows:

Beginning at a point in the Augusta Road, joint corner of Roy N. Whitney tract and tract herein conveyed, thence N. 75-26 E. 203.5 feet to iron pin on C. G. Gunter, Inc. line; thence N. 13-30 W. 175.1 to point on old property line; thence along said line S. 87-10 W. 228.2 ft. to point on Augusta Road; thence along Augusta Road S. 16-30 E. 229.5 to the beginning corner.

This land is bounded by the Augusta Road on the West, Old Hundred Road on North, C. G. Gunter, Inc. gin lot on East, and Roy N. Whitney on South and on said lot is located a brick store building and a two story frame mill building.

This lot is shown on plat of Woodville Farms made by W. J. Riddle June, 1937, and revised October, 1937.

This being the same land conveyed to the grantor by Woodville Investment Company by deed dated November 5, 1937 and of record in Deed Book 194, Page 111.

As part of the consideration for this conveyance the grantee assumes and agrees to pay a note secured by a mortgage on the last described lot executed by the grantor in favor of J. B. Ricketts, Trustee, and recorded in Mortgage Book \_\_\_\_\_, page \_\_\_\_\_, R. M. C. Records for Greenville County, on which mortgage there is a balance due of Two Thousand (\$2,000.00) Dollars

Taxes for the year 1940 are to be paid by the grantee.

This deed is executed to a resolution adopted at a meeting of the directors and stockholders held August 16th, 1940.