

TITLE TO REAL ESTATE

STATE OF OHIO.

COUNTY OF HAMILTON.

QUIT CLAIM DEED.

THIS INDENTURE, made and entered into on this the 13th day of August, 1940, between The Buckeye Cotton Oil Company, a corporation organized and doing business under the laws of the State of Ohio, with its principal office in Cincinnati, Ohio, party of the first part, and C. G. Gunter, Inc., a corporation organized and doing business under the laws of the State of South Carolina, having, its principal office in Greenville, South Carolina, party of the second part,

W I T N E S S E T H:

That the party of the first part, in consideration of the sum of Five Dollars (\$5.00) and other valuable considerations, to it in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and by these presents does remise, release and forever quit-claim unto the said C. G. Gunter, Inc., its successors and assigns, all the right, title, interest, claim or demand the said Buckeye Cotton Oil Company has or may have had in and to the following described property, to-wit:

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

Beginning at an iron pin on south side of Old Hundred Road, said pin being approximately 50 feet west from the northwest corner of property conveyed by Woodville Investment Company to Mrs. Cordia V. Wood, on February 8, 1933, by deed recorded in Volume 172, at page 130, and running thence with Old Hundred Road S. 85 W. 211 feet to an iron pin; thence south 13-30 E. 175 feet 4 inches to an iron pin; thence N. 77-15 E. 179 feet 6 inches to iron pin; thence N. 2-30 E. 150 feet to the beginning corner, containing 7/10 of an acre, according to survey of G. A. Ellis, made September 26, 1935.

Being the lot on which is situate the Woodville Gin and Seed House, together with all the buildings, machinery, equipment and appliances situate thereon and belonging to the Mortgagor and used in connection with said Gin, and being the same property conveyed to C. G. Gunter, Inc., by Woodville Investment Company, by deed dated November 18, 1935, and recorded in the office of the R. M. C. for Greenville County in Volume 132, page 234.

Also the following personal property now located upon the above described real estate, at Woodville, in Greenville County: A 4-80 Saw Continental Gin, with Mitchell Extractors and Mitchell Dryer system; 120 horsepower Fairbanks-Morse Diesel Oil Engine; 100 horsepower Electric Motor and Ironclad Gin House and frame seed house, together with necessary pulleys, sheftings, belting and the like to make a complete 4-80 Gin Outfit.

Also the following described new machinery and equipment purchased from the Continental Gin Company of Birmingham, Alabama and installed upon the above described real estate; One L.H. E-J Mechanical Tramper Complete with B. B. Driving attachments; one 2" Flexible Coupling; One Seed Hopper; One Section Lint Flue & Short Gin Flue to increase from 4-80, less one gin, to 4-80; 7-1/2 foot Piping to overflow Telescope, (6-1/4' to 1') 1-11" 15 degrees GI Ell; One Set Driving Attachments for Mitchell Unit; and One (used) Munger 80-Saw Dbl. Rib Huller "AA" Breast MPG D. C. B. B. Gin, Equipped with Model "30" Front.

To Have and to hold the above described property to the said party of the second part, its successors and assigns, so that neither the said party of the first part, nor its successors or assigns, nor any other person or persons claiming under and through it shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid property or its appurtenances, or any rights, thereto, by virtue of anything occurring prior to the date hereof.

Nothing contained herein shall modify or affect in any way the rights of The Buckeye Cotton Oil Company, its successors and assigns, to the remaining property not described herein but described in a certain mortgage from C. G. Gunter, Inc. to The Buckeye Cotton Oil Company dated July 23, 1927, and recorded in the office of the R. M. C. for Greenville County, South Carolina, in Book 269, page 61, nor to the indebtedness secured by said mortgage.

In witness whereof, the said party of the first part has caused these presents to be duly executed by its duly authorized officer and its corporate seal affixed, all being duly authorized by proper corporate action, the day and year first above written.

Signed, sealed and delivered in Hamilton County, Ohio.

in the presence of:

E. B. Allen
C. Berlin



THE BUCKEYE COTTON OIL COMPANY

BY: W. H. TUTTLE

VICE PRESIDENT

O. K.

BY: W. W. HASTINGS

SECRETARY

SBA

Approved for Execution;

Russell DuFree,

State of Ohio.

County of Hamilton.

In Person appeared before the undersigned authority, a Notary Public in and for Hamilton County, Ohio, W. W. Hastings to me known to be the individual whose signature is affixed to the foregoing instrument as one of the witnesses thereto, who, first being duly sworn, on oath deposes