

TITLE TO REAL ESTATE—G. T. 204

STATE OF SOUTH CAROLINA, }

Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That Industrial Minerals Corporation

a corporation chartered under the laws of the State of North Carolina and having its principal place of business at Asheville in the State of North Carolina for and in consideration of the sum of One Thousand Four Hundred and no/100----- DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee 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 George B. Coggins, his heirs and assigns:

All that piece, parcel or lot of land in Highland Township, Greenville County, State of South Carolina, School District 13B, and having the following metes and bounds, to-wit:

Beginning at a point in the property line of Tiger Baptist Church, one hundred and forty (140') feet south-west of the joint corner of E. C. Stroud and Boyd McKinney in property of said church line and running thence N. 45 1/2 E. 140 feet to the joint corner of E. C. Stroud and Boyd McKinney in said Church line; thence S. 49 1/2 E. with the said McKinney line 167.3 feet to a point in road joint corners of the lands of Boyd McKinney and W. S. Bradley; thence with the line of the property of W. S. Bradley S. 27 1/2 E. 443 feet to a point in the said road; thence S. 45 1/2 W. 150 feet; thence in a straight line to the beginning corner, containing two acres, more or less, and bounded by lands of McKinney and Bradley on the East, by lands of E. C. Stroud on the South and West and lands of Tiger Baptist Church on the North.

The above described land is the same conveyed to us by E. C. Stroud on the 1st day of June, 1942, deed recorded in office of Register of Mesne Conveyance for Greenville County in Book 245, page 86.

The following representations by the granting corporation are hereby made as a part of the consideration for this conveyance, to-wit:

That Industrial Minerals Corporation does hereby warrant and represent that there are no verbal or written obligations on the part of the Grantor or any of its predecessors in title to any person, firm or corporation, whereby they have or may have any right, title or interest of, in on to said property, or any use or benefit thereof or therefrom.