

FILED  
GREENVILLE CO. S. C.

VOL 513 PAGE 353

State of South Carolina,

COUNTY OF GREENVILLE

DEC 6 10 55 AM '55.

FILED  
3 11 55

KNOW ALL MEN BY THESE PRESENTS That Rite Mfg. Corp.  
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~~ solely of the surrender for cancellation of all the capital  
stock of the grantor - - - - - 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 IRONRITE, INC.

All that piece, parcel or tract of land situate, lying and being on the  
Southern side of and adjacent to the right of way of U. S. Highway No.  
276, consisting of 22.46 acres as shown on a plat entitled "Property of  
B. E. Greer near Mauldin, S. C." made by Piedmont Engineering Service,  
Greenville, S. C., August 4, 1952, and recorded in the R. E. C. Office  
for Greenville County in Plat Book BB at page 59, and having according  
to said plat the following metes and bounds:

BEGINNING at an iron pin at the Southwestern corner of the intersection  
of U. S. Highway No. 276 and a proposed forty-foot road as shown on  
said plat and running thence along the Northwestern side of said pro-  
posed road S. 51-49 W. 1338.3 feet to a point in the center line of the  
track of the C. & W. C. Railroad; thence along the center line of said  
track N. 35-45 W. 1409.5 feet to the Southern side of the right of way  
of U. S. Highway No. 276; thence along the Southern side of the right  
of way of said highway, the following courses and distances: S. 80-41  
E. 114 feet, N. 9-19 E. 10 feet, S. 80-41 E. 100 feet, N. 9-19 E. 7.5  
feet, S. 80-41 E. 1223.9 feet to an iron pin, S. 79-26 E. 157.8 feet to  
an iron pin, S. 76-01 E. 308.6 feet to the point of beginning.

This is the identical property conveyed to the grantor herein by B. E.  
Greer by his deed dated August 21, 1952, and recorded in the R. E. C.  
Office for Greenville County in Deed Book 461 at Page 307.

This conveyance is made subject to the right of way of the C. & W. C.  
Railroad as shown on the plat herein referred to.

Together with any and all other property of the grantor, including  
(but not limited to) all real estate, reversions and rights thereto,  
all machinery, equipment, accounts receivable, cash, and all other  
items of personal property.

This deed is given to the grantee herein as the sole stockholder of  
the grantor herein pursuant to a resolution of the stockholders of the  
grantor herein directing this corporation to go into liquidation, wind  
up its affairs and dissolve, and directing the officers of this corpora-  
tion to do any and all things necessary to effect said dissolution;  
said resolution, having been duly adopted by the affirmative vote of  
more than a majority of the stock of the grantor herein at a meeting of  
its stockholders, duly called and held, on October 27, 1954, after  
thirty (30) days notice stating the purpose of said meeting as required  
by law, also ratified and approved resolutions of the grantor's Board of  
Directors adopted at its meeting held September, 1954, in which resolu-  
tions the grantor's officers, subject to the approval by the grantor's  
stockholders of the liquidation of the grantor, were authorized and  
directed to transfer and convey to the grantee, as the sole stockholder  
of the grantor, all the grantor's real and personal property for the  
sole consideration of the surrender for cancellation by the grantee of  
all the grantor's capital stock.