

Title to Real Estate by a Corporation - Prepared by Hinson, Traxler & Hamer, Attorneys, Greenville, S. C.

STATE OF SOUTH CAROLINA,

FEB 28 5 31 PM 1957

County of Greenville

OLLIE FARRISWORTH

KNOW ALL MEN BY THESE PRESENTS That GREENVILLE AUTO SALES, 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 ONE HUNDRED AND NO/100 - - - (\$100.00) - - -

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 --

A G TRACTOR & IMPLEMENT, INC., its successors and assigns:

All those lots of land situate on the Northeast side of the Greenville-Laurens Road (also known as South Carolina Highway No. 276) in the Town of Mauldin, in Austin Township, Greenville County, South Carolina, being shown as Lots 24, 25, 26, 27 and 28, on plat of property of Thomas B. Cooper, made by W. J. Riddle, Surveyor, April 1948, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "T", at pages 299 and 300, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of the Greenville-Laurens Road, said pin being located where the Northeast side of the Greenville-Laurens Road intersects with the Southeast edge of a 40-foot proposed road shown on the plat above mentioned, and running thence along the Southeast edge of said proposed 40-foot road, N. 33-18 E., 424 feet to an iron pin on the Southwest edge of the right of way of the Charleston & Western Carolina Railroad; thence along the Southwest edge of said right of way, S. 33-36 E., 439.5 feet to an iron pin on said right of way; thence S. 30-50 W., 217.3 feet to an iron pin on the Northeast edge of the Greenville-Laurens Road; thence with the Northeast edge of the Greenville-Laurens Road, N. 66-06 W., 205.1 feet; thence continuing along the Northeast side of the Greenville-Laurens Road, N. 56-50 W., 210.3 feet to the beginning corner.

The above-described lots are conveyed less that portion on the Northwesterly side thereof which is included in the Right-of-Way for the controlled-access Highway No. 276.

This is a portion of the property described in deed recorded in Deeds Volume 513, page 245.

The grantee herein is to pay the 1957 taxes on the above described property.

This property is conveyed subject to the following restrictions:

- 1. No alcoholic beverages of any kind shall be manufactured or sold on the above property.
- 2. No juke box or nickelodeon shall be operated on said premises.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, and its successors, heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and its successors, heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, Lindsay J. Forrester, Jr., Vice-President

on this the 28th day of February in the year of our Lord one thousand, nine hundred and fifty-seven.

Signed, sealed and delivered in the presence of:

Juanita B. Cleland
Edward Ryan Hamer

GREENVILLE AUTO SALES, INC., (I. S.)
By *Lindsay J. Forrester, Jr.*
Lindsay J. Forrester, Jr., Vice-President

STATE OF SOUTH CAROLINA,

County of Greenville

PERSONALLY appeared before me Juanita B. Cleland and made oath that he saw Lindsay J. Forrester, Jr. as Vice-President

of Greenville Auto Sales, Inc., a

corporation chartered under the laws of the state of South Carolina sign, seal with its corporate

seal and as the act and deed of said corporation deliver the within written deed, and that he, with

Edward Ryan Hamer witnessed the execution thereof.

SWORN to before me this 28th day

of February A. D., 1957.

Edward Ryan Hamer
Notary Public for South Carolina.

Juanita B. Cleland

Recorded February 28, 1957 at 5:31 P. M. #5061

MS. 1-2-28 THRU 32