

STATE OF SOUTH CAROLINA, County of GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That THE BORDEN COMPANY, GREENVILLE ICE CREAM DIVISION a corporation chartered under the laws of the State of New Jersey, owning property and having a place of business at Greenville in the State of South Carolina

for and in consideration of the sum of Five Hundred and No/100ths (\$500.00) 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 EDWIN McT. MEARES AND SOPHIE B. MEARES:

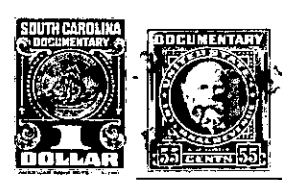
All the right, title and interest of the grantor herein in and to:

All that certain piece, parcel or strip of land situate, lying and being on the Southern side of Madison Street in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Tract No. 3 (20 foot alley) as shown on a plat prepared by Piedmont Engineering Service, dated January 26, 1953, entitled "Property of Edwin McT. Meares, et al, Greenville, S.C.", and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Madison Street, which iron pin is 150 feet in a Southwesterly direction from West Washington Street, and running thence S. 34-06 E. 86 feet to an iron pin in the line of Tract No. 2; thence with the line of Tract No. 2 S. 55-26 W. 20 feet to an iron pin; thence continuing with the line of Tract No. 2 N. 34-06 W. 86.1 feet to an iron pin on the Southern side of Madison Street; thence with the Southern side of Madison Street N. 56-15 E. 20.05 feet to the point of beginning.

An undivided one-half interest in the premises hereinabove described was conveyed to the grantor herein by deed of the grantees herein, dated February 3, 1953, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 471 at page 452.

Also, all the right, title and interest of the grantor herein in and to the use of said property above described.



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, their successors, heirs and assigns forever.

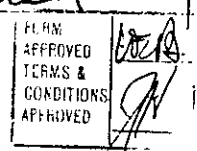
And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and their successors, heirs and assigns, against itself and its successors, and against every person whomsoever lawfully 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, on this the 7th day of April, sixty-one and in the one hundred and eighty-fifth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of: Joseph Hampson, Frederick J. Kellman

By: K. J. Neagle, Vice President and R. J. Neagle, Assistant Secretary

STATE OF New York County of New York



PERSONALLY appeared before me Joseph Hampson and made oath that he saw Harry Archer as Vice President and K. J. Neagle as Asst. Secretary of The Borden Company, a corporation chartered under the laws of the State of New Jersey sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that he, with Frederick J. Kellman, witnessed the execution thereof.

SWORN to before me this 7th day of April, 1961. A. FREDERICK J. KELLMAN, NOTARY PUBLIC, State of New York (No. S.) 2073700. My Commission expires March 30, 1963. Recorded April 25th, 1961 at 12:39 P.M. #26259