

STATE OF SOUTH CAROLINA,

OCT 1 2 06 PM 1965

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County of GREENVILLE

OLLIE F. WORTH

KNOW ALL MEN BY THESE PRESENTS That W.C. Greenco Beverage Company, 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 Five and No/100 Dollars and premises set forth below, 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

Judd B. Farr, his heirs and assigns forever:

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

BEGINNING at a point in the southwesterly margin of Welborn Street, said point being located North 47-32 West 149.00 feet from an iron pipe, the northwesterly corner of property conveyed by Piedmont and Northern Railway Company to McKoy-Helgerson Company by deed dated June 30, 1934; thence South 42-28 West 123.89 feet to a point; thence North 44-42-37 West 168.198 feet to a point; thence North 42-28 East 115.60 feet to a point in the southwesterly margin of Welborn Street; thence South 42-32 East 168.00 feet to the point of beginning, containing 20,117.15 square feet, more or less, of .462 acre, more or less, as shown within red lines on print of Drawing F-1068, dated June 4, 1957, revised June 28, 1957, and recorded in RMC Office for Greenville County, South Carolina, in Deed Book 589, at Page 26, and being the same lot of land conveyed to Greenco Realty, Inc. by Deed of Piedmont and Northern Railway Company recorded in the same RMC Office in Deed Book 589, at Page 23.

The foregoing lot is conveyed subject to rights of way of the City of Greenville for water main and sewer line.

This conveyance is made subject to the following conditions and restrictions.

No dwelling or permanent structure except steps, platforms and canopies, shall be erected or placed upon said lot of land nearer the property line adjoining Welborn Street as now laid out than 61.0 feet from the center line of said Welborn Street, and no steps, platforms or canopies shall be erected or placed upon said lot nearer said property line than 50.6 feet from the center line of Welborn Street which conditions and restrictions Greenco Beverage Company, Inc., for itself, its successors and assigns, covenants and agrees that the same are and shall be covenants running with the land.

This conveyance is made pursuant to a resolution adopted by the Board of Directors of the Grantor at a duly held meeting on September 30, 1965, providing for the termination and liquidation of the Company's affairs and this conveyance constitutes a distribution of assets in kind to the stockholders in the dissolution of the Company, the grantee herein being the owner and holder of all of the issued and outstanding capital stock of the grantor.

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, his 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 his 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 1st day of October in the year of our Lord one thousand, nine hundred and Sixty-Five and in the one hundred and Eighty-Ninth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

Carol R. Davis
Schaefer B. Kendrick

GREENCO BEVERAGE COMPANY (L.S.)

By Judd B. Farr PRESIDENT
and Mary Elizabeth Farr SECRETARY

STATE OF SOUTH CAROLINA,

County of GREENVILLE

PERSONALLY appeared before me Carol R. Davis and made oath that s. he saw Judd B. Farr as President and Mary Elizabeth Farr as Secretary of Greenco Beverage Company 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 s. he, with Schaefer B. Kendrick, witnessed the execution thereof.

SWORN to before me this 1st day of October A. D., 1965. Schaefer B. Kendrick (L.S.) Notary Public for South Carolina.

Carol R. Davis

500-55-1-210