

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

VOL 908 PAGE 219

For True Consideration See Affidavit
Book 33 Page 143

FEB 9 1 09 PM '71
OLLIE FARNSWORTH
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that Industrial Products, Inc., a South Carolina corporation,
and James N. Dawkins (James M. Dawkins)

in consideration of -----Five and 00/100----- Dollars,
(\$5.00) and other valuable considerations
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto

Furn Fab, Inc., its successors and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being on
the South side of East Broad Street in the City of Greenville, County of
Greenville, State of South Carolina, shown on a plat of the property of
C. J. Peterson, Jr., and James M. Dawkins, prepared by Campbell & Clarkson,
Surveyors, on August 11, 1970, and having, according to said survey, the
following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of East Broad Street, and
running thence along the South side of East Broad Street, N. 70-45 W.
365.25 feet to an iron pin; thence S.19-52 W. 173.7 feet to an iron
pin; thence S. 69-32 E. 336 feet to an iron pin; thence N. 29-02 E.
183.5 feet to an iron pin, the point of BEGINNING.

This conveyance is made subject to any and all existing reservations,
easements, rights-of-way, zoning ordinances and restrictions or pro-
tective covenants that may appear of record on the recorded plat(s)
or on the premises.

As a part of the consideration for this conveyance, the Grantee assumes
and agrees to pay that first mortgage in the original amount of \$55,000.00,
payable to Palmetto Laundry & Cleaners, Inc., which mortgage is dated
August 11, 1970, and recorded in the R.M.C. Office for Greenville
County, S.C., in Book of Mortgages 1163, at page 277.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-
taining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns,
forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and
forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever law-
fully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 9th day of February 1971.

SIGNED, sealed and delivered in the presence of:

INDUSTRIAL PRODUCTS, INC.
By: Charles J. Peterson (SEAL) President
and: James B. Peterson (SEAL) Secretary
James N. Dawkins (SEAL)
James M. Dawkins (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s)
sign, seal and as the grantor's(s) act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the
execution thereof.

SWORN to before me this 9th day of February 1971.

James B. Peterson (SEAL)
Notary Public for South Carolina.

Margaret S. Wetherbee

My Commission Expires 10-20-74

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned
wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by
me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever re-
linquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of,
in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

9th day of February, 1971
James B. Peterson (SEAL)
Notary Public for South Carolina.

Roseddie T. Dawkins
Roseddie T. Dawkins

My Commission Expires: 10-20-74
RECORDED this 9th day of February 1971, at 1:09 P. M., No. #18422