

BEGINNING at a pin at the Southwestern corner of the above described premises and running thence S. 66-00 W. 60 feet to a point; thence N. 24-00 W. 432 feet, more or less, to a point in the Southern property line of Greenville Municipal Airport; thence with the line of said Greenville Municipal Airport property, S. 88-00 E. 75 feet, more or less, to an iron pin; thence with the line of the premises hereinabove described, S. 24-00 E. 386.9 feet to the point of beginning.

This is the identical property conveyed to the grantors herein, Vardry D. Ramseur, Jr. and Elizabeth R. Ballenger, by deed of Ramseur Realty Co., dated December 19, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 977 at page 515, and to the grantors, Vardry D. Ramseur, III, and Joe M. Ramseur, by deed of Jack A. Ramseur, dated December 19, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 977 at page 518, and by deed of Anne R. Caldwell, dated December 19, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 977 at page 534.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roadways, easements and rights of way, if any, affecting the above described property.

The grantee herein assumes and agrees to pay the balance due on that certain mortgage given by Ramseur Realty Co., a Partnership, to Carolina Federal Savings and Loan Association, dated December 28, 1971, in the original principal sum of \$168,000.00, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1218 at page 306, the principal balance due on this mortgage being \$156,530.35.

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 said Universal Manufacturing and Supply Company, Inc. its Successors ~~Heirs~~ and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Universal Manufacturing and Supply Company, Inc.

its Successors ~~Heirs~~ and Assigns, against ourselves and our Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands and seals, this 29th day of June in the year of our Lord one thousand, nine hundred and seventy-three in the one hundred and ninety-seventh year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

Edward W. Clay, Jr. \_\_\_\_\_  
Paul Augustus \_\_\_\_\_  
\_\_\_\_\_

Vardry D. Ramseur, III (L.S.)  
Elizabeth R. Ballenger (L.S.)  
Vardry D. Ramseur (L.S.)  
Joe M. Ramseur (L.S.)