

Prepared by the offices of CARTER, PHILPOT & JOHNSON-Attorneys at Law-123 B...

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, LEWIS J. FARR

in consideration of Ten Thousand and no/100-----(\$10,000.00)----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto UNITED MACHINE WORKS, INC., its successors and assigns forever:

ALL that piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, on the North side of the Geer Highway and described by metes and bounds according to a map or plat of property of T. E. Coleman made October 28, 1933 by W. A. Hester, Surveyor, as follows, to wit:

BEGINNING at an iron pin on the North side of the Geer Highway at the Southwest corner of the lot of Fred C. Foster and running thence along the Western line of the Foster lot North 19 East 1.49 chains to an iron pin at the Northwest corner of the Foster lot; thence North 75 West .94 chains to an iron pin; thence South 13 3/4 West 1.35 chains to an iron pin on the North side of the Geer Highway; thence along said Geer Highway South 66 East 1.04 chains to the place of beginning.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property, and less the South Carolina Highway Right-of-way easement which was conveyed to the South Carolina Highway Department on January 16, 1975. This easement extends into the subject property approximately forty (40) feet from the center line of Highway 276.

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

WITNESS the grantor's(s) hand(s) and seal(s) this 24th day of January 1975.

SIGNED, sealed and delivered in the presence of:

_____(SEAL)
Lewis J. Farr _____(SEAL)
Lewis J. Farr _____(SEAL)
_____(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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 24th day of January 1975

Henry Philpot (SEAL) _____
Notary Public for South Carolina
My commission expires: 2-16-80

STATE OF SOUTH CAROLINA }
COUNTY OF } 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 relinquish unto the grantee(s) and the grantee's(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 _____ day of _____ 19 _____

_____(SEAL)
Notary Public for South Carolina.

RECORDED this JAN 27 1975 day of at 10:39 A. M., No. 17608

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