

FILED  
GREENVILLE S.C.

BOOK 1121 PAGE 219

FEB 2 4 24 PM '80

27037-B-RM

CONNOR & WATERSLEY  
ATTORNEYS

THIS DEED, Made this 29th day of January, A.D., 1980, between THE ATLANTIC LAND AND IMPROVEMENT COMPANY, a Virginia corporation, hereinafter called "Grantor"; and PYA/MONARCH FOODS SERVICE, INC., a Delaware corporation, whose mailing address is Post Office Box 1569, Greenville, South Carolina, 29602, hereinafter called "Grantee";

(Wherever used herein, the terms "Grantor" and "Grantee" shall be construed in the singular or plural as the context may require or admit and shall include the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH: That Grantor, for and in consideration of the sum of ONE HUNDRED THIRTY-TWO THOUSAND FIVE HUNDRED DOLLARS (\$132,500.00) to it in hand paid by grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto Grantee, that certain tract or parcel of land situate, lying and being at Greenville, County of Greenville, State of South Carolina, and described as follows, to wit:

Beginning at an old railroad rail in the northeast line of Commerce Road at its intersection with the southwest line of Seaboard Coast Line Railroad Company's 100-foot wide main track right of way; running thence North 38° 34' West, 735.75 feet along the northeast line of Commerce Road to a new iron; thence North 59° 33' East, 284.14 feet to a new iron located in the southwest line of said 100-foot wide right of way; thence South 16° 33' East, 750.35 feet along said southwest right of way line, to the point of beginning; containing 2.375 acres, more or less, being shown on print of survey prepared by Richard B. Haddock, dated November 17, 1979, which print is attached hereto and made a part hereof, Plat 70 page 90. The land herein conveyed was acquired from P and N Realty Company under deed dated November 30, 1971, recorded in Book 932, Page 289, Greenville County, South Carolina, on December 22, 1971.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

(1-1)-161-223.1-1-16 out of 223.1-1-16

TO HAVE AND TO HOLD said premises unto Grantee, its successors and assigns, in fee simple forever; SUBJECT, However, to reservations, conditions, restrictions and easements of record. 2.375 ac

Except as to the matters referred to in the preceding paragraph, Grantor hereby binds itself that the premises are free from encumbrances, that it is seized of said premises in fee and that it will fully warrant and forever defend all and singular said premises unto Grantee against Grantor and all other persons lawfully claiming or to claim the same or any part thereof.

This instrument was prepared by  
William C. Baxley  
Attorney  
500 Water Street, Jacksonville, Fla.

RECORDED IN GREENVILLE COUNTY  
SOUTH CAROLINA  
FEB 2 1980

GREENVILLE COUNTY  
SOUTH CAROLINA  
DOCUMENTARY TAX  
145.75  
FEB 23 1980

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