

Hart Graphics, Inc. P.O. Box 958, Austin, Texas 78767
TITLE TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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TANKERSLEY
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KNOW ALL MEN BY THESE PRESENTS, that REECE CONSTRUCTION COMPANY, INC. a Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville County, State of South Carolina, in consideration of

EIGHTY FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$84,500.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto HART GRAPHICS, INC., its successors and assigns:

ALL that certain piece, parcel or tract of land, lying and being in Fairview Township, Greenville County, South Carolina on the southern side of South Carolina Highway No. 14 (formerly U.S. Highway 276); bounded now or formerly as follows: North by South Carolina Highway No. 14 and the right of way of Seaboard Coast Line Railroad; East by lands of Crolley; South by lands of Seaboard Coast Line Railroad Company; and West by lands of Greenville County School District; being shown on a survey by Piedmont Engineering Service dated May 1956, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book II, Page 87 and having according to a recent survey by Lindsey and Associates dated March 8, 1980 entitled "Property of Hart Graphics" the following metes and bounds, to-wit:

BEGINNING at a point in the center of South Carolina Highway No. 14 at the corner of property now or formerly of Greenville County School District and running thence S. 18-44 W. 76.5 feet to a point in the center line of the Seaboard Coast Line Railroad right of way; thence S. 6-33 E. 110.1 feet to an iron pin in the southern boundary of the Seaboard Coast Line Railroad right of way; thence continuing S. 6-33 E. 1,403.3 feet to an iron pin; thence with the line of property now or formerly of Seaboard Coast Line Railroad N. 49-48 E. 486.1 feet to an iron pin; thence N. 6-26 W. 946.7 feet with the line now or formerly of Crolley to an iron pin in the southern boundary of the Seaboard Coast Line Railroad right of way; thence continuing N. 6-26 W. 194.1 feet to a point in the center of South Carolina Highway No. 14; thence with the center line of said highway N. 71-50 W. 412.1 feet to a point, being the point of beginning.

The above described property is the same property conveyed by Chester A. Reece to Reece Construction Company, Inc., by deed recorded October 26, 1978 in the R.M.C. Office for Greenville County in Deed Book 1090, Page 581.

(18) 299-323.1-1-13.1

This deed conveys all of the right, title and interest of the grantor in and to the property within the boundaries of the rights of way of South Carolina Highway No. 14 (formerly U.S. Highway 276) and the Seaboard Coast Line Railroad (formerly C&W Railway) but the warranty hereinafter set forth does not apply to that portion of the property described above, lying within the boundaries of said rights of way.



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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 3rd day of April 19 80.

SIGNED, sealed and delivered in the presence of:

REECE CONSTRUCTION COMPANY, INC. (SEAL)

A Corporation
By: Chester A. Reece
President
Donald P. Reece
Secretary

Leuca Snggs
Erica D. Reece

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor'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 3rd day of April 19 80.
Erica D. Reece (SEAL)

Leuca Snggs

Notary Public for South Carolina.
My Commission exp: Dec. 7, 1989

RECORDED this 3rd day of April 19 80 at 3:53 P/ M. No. 29117
RECORDED APR 16 1980 at 3:40 P.M.

30615