

TITLE TO REAL ESTATE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
APR 21 1980
BOOK 1015 PAGE 400

4401 500

KNOW ALL MEN BY THESE PRESENTS, that United Machine Works, Inc.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Thirty-Eight Thousand Seven Hundred and 00/100-----(\$ 38,700.00)----- 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 Reba H. Hawkins, her heirs and assigns forever:

ALL that piece, parcel or tract of land containing 28 acres, more or less, according to a plat of the property of W. B. Allen Estate and William C. Allen prepared by C. O. Riddle and having, according to a survey prepared for grantor by Carolina Engineering and Surveying Company February 3, 1969, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Old Buncombe Road (abandoned) in line of property now or formerly of Goodwin and running thence with the center of said road the following courses and distances: S. 37-12 E. 120 feet, S. 30-12 E. 82 feet, S. 19-47 E. 100 feet, S. 18-34 E. 200 feet, S. 0-31 W. 155.2 feet, S. 25-58 W. 90.5 feet, S. 39-43 W. 85 feet and S. 0-25 E. 75 feet to a point at the intersection of said road and a county road; thence with the center of the county road the following courses and distances: S. 79-50 W. 320.3 feet, S. 82-11 W. 425.6 feet, S. 88-83 W. 100 feet, S. 80-29 W. 100 feet, S. 69-23 W. 100 feet and S. 74-28 W. 200 feet; thence N. 15-0 W. 949.5 feet to an iron pin in line of property now or formerly of Goodwin; thence with the Goodwin line N. 85-15 E. 1106.9 feet to a point; thence N. 78-04 E. 268 feet to the point of beginning.

ALSO: ALL that piece, parcel or tract of land, adjoining the above described property, containing 11.3 acres, more or less, and being a portion of a 34 acre tract, more or less, as shown on a plat of the property of W. B. Allen Estate and William C. Allen prepared by C. O. Riddle and having the approximate following courses and distances, to-wit:

BEGINNING at a point in the center of a county road in line of the tract hereinabove described and running thence with the line of said tract N. 15-00 W. 949.5 feet to an iron pin in line of property now or formerly of Goodwin; thence S. 84-15 W. 355 feet to a sourwood; thence S. 70-00 W. 200 feet, more or less, to a point; thence S. 13-15 E. 1036.3 feet to a point in the center of the county road; thence with the center of said road N. 75-53 E. 111.3 feet and N. 79-16 E. 422 feet to the point of beginning.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, appearing on the property and/or of record.

THIS being the same property as conveyed to the Grantor herein by deed of Celestine P. Bailey and being recorded in the R.M.C. Office for Greenville County in Deed Book 1015 at Page 400 and being recorded on March 7, 1975.

THE address of the Grantee herein is: P. O. Box 3867, Greenville, S.C. 29608

RECORDED
APR 21 1980
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GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ APR 21 '80
R.B. 12311
42.90

together with all and singular the rights, members, hereditaments and 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 18th day of April 19 80.

SIGNED, sealed and delivered in the presence of:

Linda F. Patterson
Linda F. Patterson

United Machine Works, Inc. (SEAL)
A Corporation
By: Michael W. Hawkins
President
Joel W. Hawkins
Secretary

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 18th day of April 19 80 .

Linda F. Patterson (SEAL)
Notary Public for South Carolina.
My Commission Expires: 5/23/84

Linda F. Patterson

RECORDED APR 21 1980 of 19 , at 12:18 P M., No. 30968

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