

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

GRANTEE'S ADDRESS: PYROFAX GAS CORPORATION
POST OFFICE BOX 501
GREER, S. C. 29651

MAY 21 1981

GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that GREER GAS & APPLIANCE CO., INC.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greer, State of South Carolina, in consideration of Two Thousand And No/100 (\$2,000.00)-----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 PYROFAX GAS CORPORATION, Its successors and assigns:

ALL that lot of land in the State of South Carolina, County of Greenville, in Chick Springs Township, near the City of Greer, and containing 1.98 acres according to a plat entitled "Survey for Pyrofax" prepared by Wolfe & Huskey, Inc., Engineering and Surveying, dated May 5, 1981 a copy of which is attached hereto as Exhibit A and incorporated into this deed. The subject property is triangular in shape and fronts on the southeasterly side of the right of way of the P & N Railroad, a total distance of 894.37 feet.

ALSO, a right of way or easement for ingress and egress to and from the subject property to Buncombe Road over that strip of land measuring twenty feet in width and approximately 1,031.8 feet in length running with the southeasterly edge of the right of way of P & N Railroad in a northeasterly direction from the subject property to Buncombe Road and being more particularly described in a deed recorded in Deed Book 547 at Page 235.

This property is conveyed subject to any easements or rights of way affecting same, including the rights of others to use the twenty foot strip described above for purposes of ingress and egress along with the Grantee.

This is the identical property conveyed to the Grantor herein as containing "two acres, more or less," by deed of W. Palmer Dillard, recorded on March 9, 1956 in Deed Book 547 at Page 235.

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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 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 21st day of May 1981.

SIGNED, sealed and delivered in the presence of:

GREER GAS & APPLIANCE CO., INC. (SEAL)

A Corporation

By:

James P. Edwards
Ronald K Edwards

W. C. Sloan
President Don N. Smith
W. C. Sloan
Secretary W. C. Sloan

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 21st day of May 19 81.

Ronald K Edwards (SEAL)
Notary Public for South Carolina.

James P. Edwards

My Commission Expires: 9/22/87

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

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