

This Deed prepared by Patrick C. Fant, Jr.  
Attorney at Law  
Greenville, South Carolina 29603

CO. S.C.  
1 55 PM '81  
R.M.C.  
WALKERSLEY

41 Broadway  
New York, NY  
10011-1575  
703

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DEED

This Deed is made this 25th day of September, 1981 by and between Westboro Corporation, a North Carolina corporation having its principal office in Clarkton, North Carolina ("Grantor") and Ocean Freighting & Brokerage Corporation, a corporation having its principal office in New York City, New York ("Grantee"),

WITNESSETH:

THAT WHEREAS, the Grantor is a corporation duly organized and existing under the laws of the State of North Carolina and is authorized to do business in the State of South Carolina. The Grantor is now a debtor in possession pursuant to a Chapter 11 bankruptcy proceeding pending in the United States Bankruptcy Court for the Eastern District of North Carolina; and

WHEREAS, in an Order entered by the Honorable Thomas M. Moore, Bankruptcy Judge for the United States Bankruptcy Court for the Eastern District of North Carolina on July 7, 1981, the Grantor was authorized and directed to sell the hereinafter described property at public auction sale free and clear of any liens, claims, deeds of trust, security interests, encumbrances and other interests of any entity; and

WHEREAS, a copy of the foregoing Order has been recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1155 at Page 765; and

15(500) 196-2-15

WHEREAS, the Grantee herein was the last and highest bidder at the public auction sale of the hereinafter described property which was held in Greenville, South Carolina on August 14, 1981; and

WHEREAS, in an Order entered by the Honorable Thomas M. Moore, Bankruptcy Judge for the United States Bankruptcy Court for the Eastern District of North Carolina on the 23rd day of September, 1981 the sale of the hereinafter described real property by the Grantor to the Grantee for the price of \$100,000.00 was confirmed and the Grantor was authorized to proceed with the sale and transfer of the property; and

WHEREAS, a copy of the foregoing Order of Confirmation has been recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1155 at Page 773; and

WHEREAS, the purchase money has been paid in full;

NOW, in consideration of the premises and for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, convey and release unto the Grantee, its heirs or successors and assigns, forever in fee simple, all that certain lot or parcel of land situated in the County of Greenville, City of Greenville, State of South Carolina, on the north side of East Washington Street Extension, containing 3.33 acres as shown on plat of Westboro Corporation made by Carolina Surveying Co., dated February 24, 1978, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6-J at Page 86, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a nail and cap in East Washington Street Extension, which point is the Southwest corner of said property being described and runs thence N. 17-18 W. 31 feet to an iron pin; thence S. 59-58 W. 26.5 feet to an iron pin; thence N. 32-54 W. 83.9 feet to an iron pin; thence N. 66-38 W. 147.5 feet to an iron pin; thence N. 73-25 W. 75.4 feet to an iron pin in the Southern right-of-way of Seaboard Coast Line

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