

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

*Grantee's Address: c/o Blending Room
Greenville S.C.*
D.S.C. 1160-143
1981 41 374

KNOW ALL MEN BY THESE PRESENTS, that ^{ASLEY} We, Lyda G. Benston, Individually, and Thomas J. Benston, Jr. and William G. Benston as Trustees under the Last Will and Testament of Thomas Jean Benston, Sr.

in consideration of One Dollar----(\$1.00) and other valuable consideration----Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Fibre Processing Co. Inc. its successors and assigns forever:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, near the northwest corporate limits of the City of Greenville, on the western side of Riverside Road, also known as the Old Bleachery Road and having, according to a plat of the property of T. J. Benston prepared by Dalton & Neves, November, 1949, the following metes and bounds, to-wit: *(13)-235-147-1-1*

BEGINNING at an iron pin on the western side of Riverside Road opposite the entrance of Edwards Street into Riverside Road, and running thence along the western side of Riverside Road N. 59-26 W., 98 feet to an iron pin; thence continuing with the western side of said Road N. 61-45 W., 300 feet to an iron pin; thence continuing with the western side of said road N. 43-45 W., 400.5 feet to an iron pin at the point of intersection of Riverside Road with McBeth Street as extended across Riverside Road; thence with McBeth Street S. 48 W., 328 feet to an iron pin on the eastern edge of the right of way of the Southern and G & N Railway; thence along the eastern edge of the said right of way S. 45-30 E., 525 feet to an iron pin; thence continuing with the eastern edge of said right of way S. 33-09 E., 353 feet to an iron pin; thence N. 37-06 E., 509 feet to an iron pin on the western side of Riverside Road, the beginning corner.

This is a portion of the property owned by Thomas Jean Benston at his death, who died testate on July 4, 1976. Under the terms of this Will this property was left to T.J. Benston, Jr. and W. G. Benston, as Trustees. They subsequently conveyed an undivided one-half interest in this property to Lyda G. Benston by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1074, Page 561, on March 1, 1978. *(13)-235-157-3-4.1*

Also, all that certain, piece, parcel or lot of land, situate, lying and being at the western corner of the intersection of Riverside Road and McBeth Street and being a portion of Lot No. 102 on Plat of Hillhouse Tract recorded in the R.M.C. Office for Greenville County in Plat Book A, Page 335 and according to said plat the following metes and bounds to wit:

Beginning at a stake on the western corner of Riverside Road and McBeth Street and running thence with the southwestern side of Riverside Road N. 42-07 W., 100 feet to a stake; thence S. 48 W., 300 feet to a stake; thence S. 42-97 E., 100 feet to a stake on McBeth Street; thence with the northwestern side of McBeth Street N. 48 E., 300 feet to the point of beginning. (over)

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(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators 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.

WITNESS the grantor(s)'s hand(s) and seal(s) this *15th* day of December, 19 81

SIGNED, sealed and delivered in the presence of:

William W. Beach
Dandra M. Budwell

Lyda G. Benston (SEAL)
Lyda G. Benston, Individually
Thomas J. Benston, Jr. (SEAL)
Thomas J. Benston, Jr. as Trustee under the Last Will and Testament of Thomas Jean Benston (SEAL)
William G. Benston (SEAL)
William G. Benston as Trustee under the Last Will and Testament of Thomas Jean Benston, Sr. (SEAL)
PROBATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'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 *15th* day of December 19 81
William W. Beach (SEAL) *Dandra M. Budwell*

Notary Public for South Carolina.
My commission expires *3/24/87*

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER *NOT APPLICABLE*

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this _____ day of _____ 19 _____ (SEAL) _____
Notary Public for South Carolina.
My commission expires _____

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

(CONTINUED ON NEXT PAGE)

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