

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that PICANOL OF AMERICA, 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 (\$200,000.00)-----
TWO HUNDRED THOUSAND and no/100-----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 Cordin Corporation

ALL that certain piece, parcel or lot of land situate, lying and being on the south-
west side of Pelham Road being known and designated as Lot 13 on a plat of Commerce
Center Subdivision, Phase I, recorded in the R.M.C. Office for Greenville County in
Plat Book 7-C at Page 99 and having, according to said plat, the following metes and
bounds, to-wit:

16 (195) 533.6-1-13

BEGINNING at an iron pin on the southwest side of Pelham Road at the intersection of
Pelham Road and Commerce Drive and running thence with the southwest side of Pelham
Road, S. 75-16-42 E. 409.43 feet to an iron pin; thence continuing with the south-
west side of Pelham Road, S. 76-27-52 E. 57.30 feet to an iron pin at the joint corner
of Lot 13 Commerce Center and property of the Roslin Corporation; thence with the
joint property line of Lot 13 and property of the Roslin Corporation, S. 25-12-26 W.
540.07 feet to an iron pin; thence continuing with said joint line of Lot 13 and pro-
perty of the Roslin Corporation, S. 25-12-26 W. 140 feet to an iron pin; thence con-
tinuing along the joint line of Lot 13 and property of the Roslin Corporation, S.
60-10-04 E. 90.72 feet to an iron pin; thence along the joint line of Lot 13 and pro-
perty of the Greenville County Sewer Authority, S. 29-51-38 W. 265 feet to an iron
pin; thence running along the joint property line of Lots 12 and 13, Commerce Center,
N. 64-55-46 W. 584.31 feet to an iron pin on the southeast side of Commerce Drive;
thence running along the southeast side of Commerce Drive, N. 29-28-12 E. 415 feet
to an iron pin; thence continuing along the southeast side of Commerce Drive, N.
29-28-12 E. 241.60 feet to an iron pin; thence continuing along the southeast side
of Commerce Drive, N. 22-05-45 E. along an arc of 123.55 feet, the length of the
cord of which is 123.21 feet; thence continuing along the southeast side of Commerce
Drive, N. 14-43-18 E. 54.84 feet to an iron pin; thence continuing along Commerce
Drive, N. 59-43-18 E. 42.43 feet to the Point of Beginning.

BEING the same property conveyed to the Grantor herein by Deed of Liberty Life
Insurance Company dated March 3, 1980 and recorded the same date in Deed Book 1121,
Page 473, Greenville County R.M.C. Office.

This conveyance is made subject to existing easements, restrictions and rights-of-
way of record.

GREENVILLE COUNTY SOUTH CAROLINA DOCUMENTARY TAX 220.00

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 30th day of April 1982.

SIGNED, sealed and delivered in the presence of:

PICANOL OF AMERICA, INC. (SEAL)
A Corporation
By: *Patrick Steverlynck*

Patrick Steverlynck, Chairman of Board

Betty Clawson
Betty Clawson, Assistant Secretary

STATE OF SOUTH CAROLINA
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Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration by its duly authorized officers, sign, seal and as its act and deed, deliver the within written Deed and that (s)he, with the other
witnesses subscribed above, witnessed the execution thereof.

SWORN to before me this 30th day of April 1982

Notary Public for South Carolina.
My commission expires: _____

RECORDED this MAY 11 1982 19 at 10:26 A. M. No. _____

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