

WARRANTY DEED

This indenture made this 13th day of May, 1982, between AMERICAN INDUSTRIAL RESOURCES, INC., a Florida corporation, as the successor corporation to MOFFATT BEARINGS COMPANY, a Pennsylvania corporation, grantor, and PROPERTY INVESTMENTS, a partnership, whose post office address is Post Office Drawer ARI, Bartow, Florida 33830, grantee,

WITNESSETH, that said grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described land, situate, lying and being in the County of Greenville and State of South Carolina, more particularly described as follows:

All that lot of land with improvements thereon situate in Greenville County and described as follows:

Beginning at an iron pin at the interesection of Haywood Road and an unnamed, unpaved, dirt street, said property lying on the eastern side of Haywood Road, and on the northern side of said unnamed road, and running thence S. 14-38 E. 33.8 feet; thence with the aforementioned unpaved street S 62-03 E.152.6 feet to an iron pin; thence N. 27-57 E. 75 feet; thence N. 62-03 W. 170.4 feet to an iron pin on the eastern side of Haywood Road; thence S. 32-48 W. 50.4 feet to the beginning corner.

15 (65) 259-1-6.5

Said property granted subject to all restrictions, easements, set back lines and zoning ordinances, on the ground and on record.

DERIVATION: This being the same property conveyed to Mason A. Goldsmith by Walter W. Goldsmith by deed dated April 4, 1973, and recorded in the R.M.C. office for Greenville County in Deed Book 974, at Page 193.

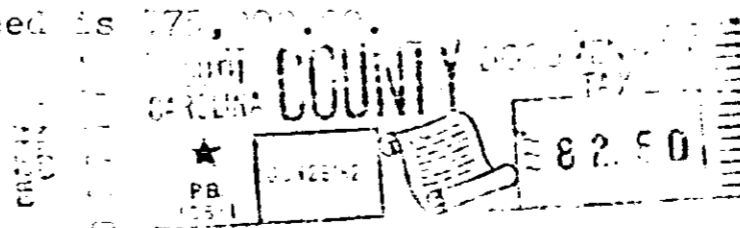
Subject to taxes for the year 1982, and all subsequent years.

Attached and recorded herewith is a certificate under seal issued by the State of Florida Department of State certifying the corporate merger and name change whereby Grantor American Industrial Resources, Inc., a Florida corporation, succeeded to the interests of Moffatt Bearings Company, a Pennsylvania corporation.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed by its proper officer and its corporate seal to be affixed hereto the day and year set forth above.

True Consideration on the deed is \$75,000.00.



This Instrument Prepared by Donald H. Wilson, Jr. Boswell, Boswell & Conner P. O. Box 1578 Bartow, FL 33830

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