

TITLE TO REAL ESTATE BY A CORPORATION

GREENVILLE
JUL 1 1983
DEED

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantees' mailing address: 16 High Hill Street
Greenville, SC 29605

KNOW ALL MEN BY THESE PRESENTS, that Republic Machine Company, Inc.
A Corporation chartered under the laws of the state of South Carolina and having a principal place of business at
Mauldin, State of South Carolina, in consideration of Eleven Thousand Two Hundred
Ninety and 23/100 (\$11,290.23) ----- Dollars,
and assumption of that certain mortgage hereinafter set forth,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto
Mark S. Coffin and Gail A. Coffin, their heirs and assigns forever:

ALL that piece, parcel or lot of land, together with all improvements thereon,
situate, lying and being in Greenville County, State of South Carolina, on the
northwestern side of High Hill Street, being known and designated as Lot 53,
Augusta Road Hills, according to plat of subdivision prepared by Dalton &
Neves, dated December, 1940, and recorded in the RMC Office for Greenville
County in Plat Book M, at Page 33, and having, according to said plat,
the following metes and bounds, to-wit:

BEGINNING at an iron pin on High Hill Street at the joint front corner of
Lots 53 and 54 and running thence along the joint line of said lots, N. 47-
50 W. 165.0 feet to an iron pin at the joint rear corner of Lots 53, 54,
39 and 40; running thence along the rear boundary of Lot 40, N. 42-10 E.
60.0 feet to an iron pin at the joint rear corner of Lots 40, 41, 52 and
53; running thence along the joint line of Lots 52 and 53, S. 47-50 E.
165.0 feet to an iron pin on High Hill Street at the joint front corner
of said lots; thence running along High Hill Street, S. 42-10 W. 60.0 feet
to an iron pin, the point and place of beginning.

This deed is made subject to any restrictions, easements and rights-of-way
that may appear of record and/or on the recorded plat and/or on the
premises.

14(500) 213-6-7

Grantees herein jointly and severally hereby assume and covenant to
perform all the terms and conditions of the obligations set forth in
that certain promissory note executed by Michael Ryland Craft and
delivered to Cameron-Brown Company in the amount of \$16,000.00 dated
August 25, 1975, and that certain real estate mortgage securing said
promissory note of even date therewith, upon the property conveyed
in the deed, which real estate mortgage is recorded

CONTINUED ON REVERSE

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 27th day of June 19 83

SIGNED, sealed and delivered in the presence of:

REPUBLIC MACHINE COMPANY, INC. (SEAL)
A Corporation
By: *Jim D. Thomas*
President
Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
STAMP
TAX \$ 23.00

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 its 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 27th day of June 19 83

Julius S. Aiken (SEAL) *Nancy D. Barnes*

Notary Public for South Carolina.
My commission expires: 10/7/92

RECORDED this _____ day of _____ 19__

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ JUL 1 '83
PB 1981
12.65

0638

4328-RV-2