

STATE OF SOUTH CAROLINA GREENVILLE COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C. 05-27 4 00 PM '83

KNOW ALL MEN BY THESE PRESENTS, that MID-VALLEY PRODUCTS CORP. 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 Fifty Thousand and NO/100----- Dollars,

(\$50,000.00) the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto THOMAS BROADBENT and FRANCES P. BROADBENT, their heirs and assigns forever:

All that piece, parcel or tract of land situate, lying and being in Greenville County, State of South Carolina, located near Taylors and being shown on plat entitled "Property of Sandra Realty, Inc.," dated October 18, 1972, prepared by John A. Simmons, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an old iron pin in the right of way for Seaboard Railroad and running thence S. 7-36 W., 53.3 feet to an iron pin located near the center of the Seaboard Railroad; thence with a line 57.5 feet from the northwestern edge of the railroad right of way and 42.5 feet from the southeastern side of said right of way (right of way to be total of 100 feet in width) and having the following metes and bounds, to-wit: S. 43-37 W., 100 feet to a point; thence S. 40-35 W., 100 feet to a point; thence S. 33-24 W., 100 feet to a point; thence S. 37-32 W., 100 feet to a point; thence S. 37-22 W., 406 feet to a nail in the center of Old Chick Springs Road; thence with the center line of the said Old Chick Springs Road, the following metes and bounds, to-wit: N. 68-02 W., 100 feet to a point; thence N. 62-48 W., 100 feet to a point; thence N. 60-14 W., 160 feet to a point; thence N. 61-18 W., 118 feet to a point; thence N. 69-10 W., 100 feet to a point; thence N. 80-28 W., 200 feet to a point; thence N. 79-13 W., 100 feet to a point; thence N. 85-43 W., 100 feet to a point; thence S. 87-14 W., 200 feet to a point; thence S. 86-33 W., 100 feet to a point; thence S. 76-09 W., 100 feet to a point; thence S. 55-22 W., 204 feet to a nail in the center of Old Chick Springs Road and Old U. S. Highway No. 29; thence with the center line of Old U. S. Highway No. 29, the following metes and bounds, to-wit: N. 42-05 E., 100 feet to a point; thence N. 45-41 E., 73 feet to a point; thence N. 46-59 E., 212 feet to a nail; thence leaving said Old U. S. Highway No. 29 and running along property of J. A. Bull S. 54-27 E., 180 feet to a point; thence continuing along said Bull property N. 31-48 E., 443 feet to a nail in the center of Old U. S. Highway No. 29 passing over a new iron pin 27 feet back on line; thence with the center line of Old U. S. Highway No. 29, the following metes and bounds, to-wit: N. 74-05 E., 91.5 feet to a point; thence N. 80-15 E., 180 feet to a point; thence N. 77-20 E., 100 feet to a point; thence N. 71-02 E., 95.4 feet to a nail; thence leaving Old U. S. Highway No.

(Continued on back) 11(276) T11-2-12 11(276) T12-1-43

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)' 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)' 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 October 19 83 SIGNED, sealed and delivered in the presence of:

Handwritten signatures of grantors: Thomas Broadbent and Frances P. Broadbent.

MID-VALLEY PRODUCTS CORP. (SEAL) A Corporation By: [Signature] President [Signature] Secretary

100

STATE OF SOUTH CAROLINA GREENVILLE COUNTY OF GREENVILLE } PROBATE

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.

1801

SWORN to before me this 27th day of October 19 83. [Signature] Notary Public for South Carolina. My commission expires: 7/25/90 (SEAL)

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

0487

4328-RV-2