

For True Consideration See Affidavit

Book 41 Page 1365

VOL 1203 PAGE 189

Grantee's Address: 755 New Ballad Road, St. Louis, Missouri 63141

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
DEC 21 11 44 AM '83
DUNN & COMPANY
S.M.C.

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CARABO CAPITAL, A South Carolina General Partnership, in consideration of Ten Dollars (\$10.00) and other consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto REPROCO, INC., A Delaware Corporation, its successors and assigns, the following described property, to-wit:

PARCEL ONE:

All that certain piece, parcel or tract of land, lying, being and situate in the County of Greenville, State of South Carolina, being shown and described as "Parcel B" on a plat entitled "Survey for Carabo, Inc." prepared by Carolina Surveying Co., R. B. Bruce, RLS, dated June 21, 1983 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10-A at Page 70 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an old iron pin along White Horse Road (U. S. 25 By-Pass) running thence S. 59-30 W. 67.2 feet to an old iron pin; thence N. 48-29 W. 54 feet to a point; thence N. 57-55 E. 7.86 feet to a point; thence N. 59-30 E. 60 feet to a spike along White Horse Road; thence along White Horse Road S. 47-44 E. 54 feet to an old iron pin, the point of beginning. Said tract containing 3,484 square feet.

This being a portion of the property conveyed to Grantor herein by deed of David Leroy Leroy Newell and Pauline G. Newell dated May 13, 1983 and recorded in the RMC Office for Greenville County, South Carolina on May 13, 1983 in Deed Volume 1188 at Page 214.

14(235) 237.3-2-13.2 → 0.08A
OUT OF = 237.3-2-13.1

PARCEL TWO:

All that certain piece, parcel or tract of land, lying, being and situate in the County of Greenville, State of South Carolina, being shown and described as "Parcel D" on a plat entitled "Survey for Carabo, Inc." prepared by Carolina Surveying Co., R. B. Bruce, RLS, dated June 21, 1983 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10-A at Page 70 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point at the joint line of Parcel A, Parcel B and Parcel D and running thence S. 57-55 W. 7.86 feet to a point; thence N. 48-29 W. 71.6 feet to a point; thence S. 65-58 W. 27 feet to a point; thence N. 47-44 W. 33.8 feet to a point; thence N. 59-21 E. 34.7 feet to a point; thence S. 47-45 E. 108.3 feet to a point, joint line of Parcel A, Parcel B, and Parcel D, the point of beginning. Said parcel containing 1,759 square feet.

This being a portion of the property conveyed to Grantor herein by deed of David Leroy Leroy Newell and Pauline G. Newell dated May 13, 1983 and recorded in the RMC Office for Greenville County, South Carolina on May 13, 1983 in Deed Volume 1188 at Page 214.

14(235) 237.3-2-13.3 → 0.04A
237.3-2-13.1

BY THESE PRESENTS Grantor also conveys unto Grantee a nonexclusive easement on, over and across the below described property for purposes of ingress to and egress from Grantee's adjoining property, said easement contains the following metes and bounds, to-wit:

4.00CI

[CONTINUED ON NEXT PAGE]

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