

TITLE OF REAL ESTATE Gaddy and Davenport, P.A., Attorneys at Law

GADDY & DAVENPORT
ATTORNEYS AT LAW
P.O. BOX 5765
GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.

FILED
GREENVILLE, S.C. 29603

KNOWN ALL MEN BY THESE PRESENTS

NOV 28 4 34 PM '83
F. TOWERS RICE

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in consideration of Twenty-Two Thousand & 00/100 (\$22,000.00) Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto MECHANICAL EQUIPMENT CO., INC., its successors and assigns forever:

ALL that piece, parcel or tract of land situate, lying and being on the western side of Palmetto Drive in Greenville County, South Carolina, near Mauldin, being a portion of Lots 23 and 33 on a plat of MAULDIN INDUSTRIAL PARK, PROPERTY OF RICE-CLEVELAND COMPANY, made by A. A. Moss, Surveyor, May, 1976, and having, according to a more recent plat for FTZ INDUSTRIES, INC., made by Alex A. Moss, dated August 9, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Palmetto Drive, said iron pin being located S. 40-26 E., 240 feet from the south-easternmost rear corner of property of Lee Huskamp, and at the corner of property sold to Jannette Armaly, and running thence through Lot 23, S. 49-37 W., 225 feet to an iron pin; thence through Lots 23 and 33, S. 40-26 E., 200.20 feet to an iron pin; thence N. 49-34 E., 225 feet to a point on Palmetto Drive; thence along the western side of Palmetto Drive, N. 40-26 W., 186 feet to a point; thence continuing along said side of Palmetto Drive, N. 40-26 W. 14.0 feet to the point of beginning. (The within property is shown as Lot 33 on a plat for Mechanical Equipment Company, Inc., dated September 28, 1983, by Alex A. Moss, registered civil engineer, and recorded in Plat Book 10E at Pg. 36.) The above property is the same conveyed to the Grantor by deed of Richard J. Feeny and James A. Zilligen, recorded in Deed Book 1159 at Page 536 on December 16, 1981 and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

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16(65) 292-1-14-17

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs, successors and assigns against the grantor(s) and the grantor's(s) heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 28th day of November 1983.
SIGNED, sealed and delivered in the presence of:

[Signature]

[Signature] (SEAL)
F. TOWERS RICE

_____ (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 28th day of November 1983.

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: March 29, 1989

[Signature]
ROBERT POWELL

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 28th day of November 1983.

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: March 29, 1989

[Signature]

RECORDED this _____ day of _____ 1983 M. No. _____

(CONTINUED ON NEXT PAGE)

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