

P. O. Box 309
Yonkers, New York 10702

State of South Carolina,

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County of GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That SIMONDS CUTTING TOOLS, HOUSEHOLD MANUFACTURING, INC. (Formerly Simonds Cutting Tools, Wallace-Murray Corporation) a corporation chartered under the laws of the State of

and ~~having its principal place of business at~~ owning property in Greenville County

in the State of South Carolina for and in consideration of the

sum of One Million Fifty Thousand and No/100 (\$1,050,000.00)-----

dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Precision Technology Corporation, its successors and assigns, forever:

All that piece, parcel or tract of land, containing 19.06 acres, net, more or less, situate, lying and being in or near the City of Travelers Rest, County of Greenville, State of South Carolina, being known and designated as Parcels A and B as shown on a plat prepared by Williams and Plumblee, Inc., dated February 5, 1981, entitled "Survey for Simonds Cutting Tools", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-K at page 41, and having, according to a more recent plat prepared by W. R. Williams, Jr., Engineer, dated April 19, 1984, entitled "Survey for Precision Technology Corporation", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10-N at page 30, the following metes and bounds:

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BEGINNING at an iron pin on the Eastern edge of the right of way for Frontage Road, U.S. Highway #25, at the joint corner of the premises herein described and an Ingress and Egress Easement, and running thence with the Southern edge of said easement S. 66-36 E. 956.3 feet to an iron pin; thence with the line of property now or formerly of Krieger S. 66-36 E. 148 feet to an iron pin; thence with the line of property now or formerly of Daniel, the following courses and distances: S. 19-42 W. 350.5 feet to an iron pin, thence N. 76-47 W. 162.4 feet to an iron pin, and thence S. 16-20 W. 145.9 feet to a point in the center line of Evins Road; thence with the center line of Evins Road S. 14-45 E. 269.1 feet to a nail and cap; thence continuing with the line of the said Daniel property S. 19-46 W. 135.4 feet to an iron pin; thence continuing S. 19-46 W. 15 feet to a point in the center line of Hillhouse Creek; thence with the center line of Hillhouse Creek as the line, in a Southwesterly direction to a point, having a traverse line as follows: beginning at the first mentioned point in the center of said creek and running thence S. 19-46 W. 15.9 feet to a point on the Southern bank of said creek on property now or formerly of Smith, thence S. 52-55 W. 153.2 feet to a point, thence N. 88-31 W. 93 feet to a point, thence S. 58-25 W. 59.8 feet to a point in the center line of said creek and in the line of property now or formerly of Roe, et al., thence with the line of the said Roe property N. 27-47 W. 1193.5 feet to an iron pin on the Eastern edge of the right of way for the Frontage Road, U.S. Highway #25;

(Cont'd.)

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