

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
NOV 27 9 41 AM '84

VOL 1227 PAGE 160

KNOW ALL MEN BY THESE PRESENTS that ~~JAMES L. JONES~~ VERMONT AMERICAN CORPORATION, A Corporation chartered under the laws of the State of ~~KENTUCKY~~ and having a principal place of business at Greenville, State of South Carolina, in consideration of One and No/100 (\$1.00) Dollar and the premises-----

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto VERMONT AMERICAN CORPORATION, SMITHTOWN MANUFACTURING DIVISION, its successors and assigns, forever;

ALL that certain piece, parcel or tract of land located in the Town of Fountain Inn and being shown on a survey for Vermont American Corp., prepared by Freeland & Associates, dated June 6, 1984, and which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10-U, at Page 41. Said plat shows the gross acreage to be 24.13 acres. The net acreage, excluding road right-of-way is 23.01 acres. Property is described as follows:

BEGINNING at a railroad spike in the center of McCarter Road at its intersection with Woodside Avenue and running thence along center of McCarter Road S. 22-14 W., 309.73 feet to a point; thence S. 26-46 W., 245.41 feet to an IO; thence leaving said road and running S. 79-15 W., 650.0 feet to an iron pin; thence turning and running N. 27-32 W., 1270.10 feet to an iron pin; thence turning and running S. 87-27 E., 430.0 feet to an iron pin; thence turning and running N. 7-32 W., 104.2 feet to an iron pin; thence turning and running N. 12-34 E., 146.4 feet to an iron pin; thence turning and running N. 62-01 E., 44.6 feet to a railroad spike in the center of Woodside Avenue; thence along center of Woodside Avenue as follows; S. 32-57 E., 71.92 feet to a railroad spike, thence S. 47-28 E., 75.16 feet to a railroad spike, thence S. 54-42 E., 1102.92 feet to the point of beginning.

This is the identical property conveyed to the Grantor by deed of Paul E. Gault and H.Z. Jones a/k/a H. Zed Jones, Jr., dated July 25, 1984, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1218, at Page 52 on July 27, 1984.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

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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 of 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 15th day of NOVEMBER 19 84

SIGNED, sealed and delivered in the presence of:

VERMONT AMERICAN CORPORATION
A Corporation

By: *Timothy J. She*

Vice President

Asst Secretary

STATE OF ~~SOUTH CAROLINA~~ KENTUCKY PROBATE
COUNTY OF ~~GREENVILLE~~ JEFFERSON

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 the grantor's 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 15th day of NOVEMBER 1984

Mary L. Fenwick
Formerly Mary L. Cooke (SEAL)
Notary Public for ~~South Carolina~~ KENTUCKY
My commission expires ~~June 21, 1985~~

RECORDED this NOV 27 1984 day of NOV 27 1984 at 9:41 A.M., No. 1269