

State of South Carolina,

COUNTY OF GREENVILLE

533 463

FILED GREENVILLE CO. S. C.

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OLLIE FARNSWORTH R.M.C.

KNOW ALL MEN BY THESE PRESENTS That IRONRITE, INC.

a corporation chartered under the laws of the State of Michigan and having its principal place of business at Mount Clemens in the State of Michigan

for and in consideration of the sum of THREE HUNDRED THOUSAND AND NO/100THS (\$300,000.00)----- dollars,

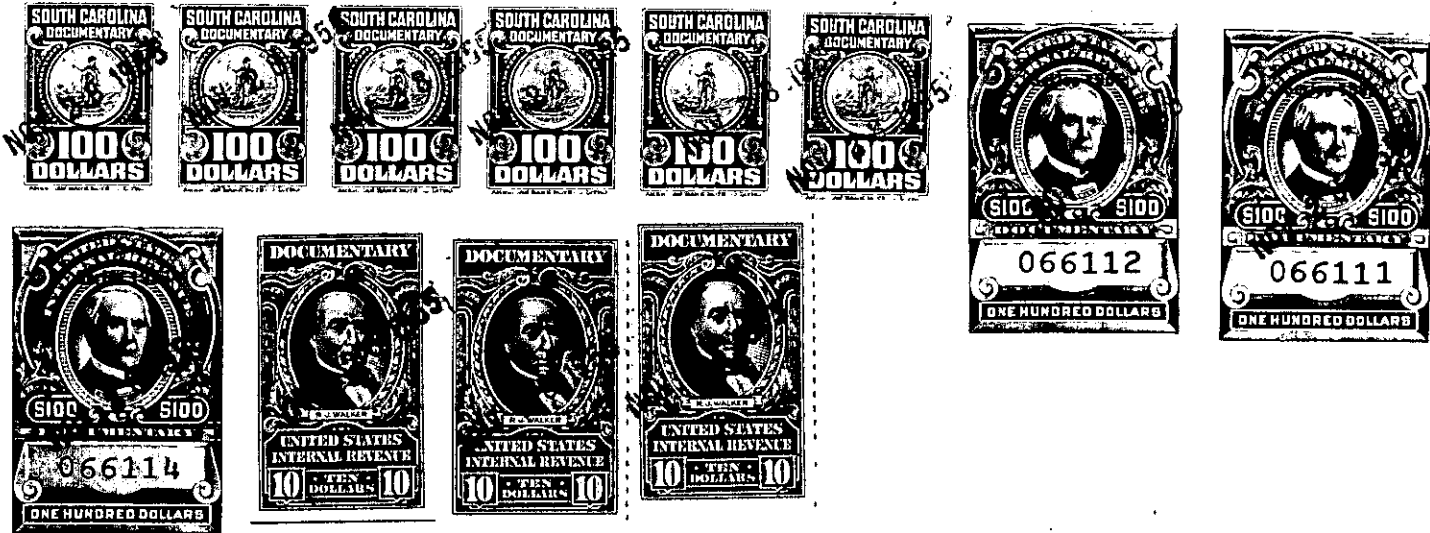
to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(x) hereinafter named. (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto TEXIZE CHEMICALS, INC., a South Carolina corporation:

All that piece, parcel or tract of land, with improvements thereon, situate, lying and being on the Southern side of and adjacent to the right of way of U. S. Highway No. 276, consisting of 22.46 acres as shown on a plat entitled "Property of B. E. Greer near Mauldin, S. C." made by Piedmont Engineering Service, Greenville, S. C., August 4, 1952, and recorded in the R. M. C. Office for Greenville County in Plat Book BB at page 59, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the Southwestern corner of the intersection of U. S. Highway No. 276 and a proposed forty-foot road as shown on said plat and running thence along the Northwestern side of said proposed road S. 51-49 W. 1338.3 feet to a point in the center line of the track of the C. & W. C. Railroad; thence along the center line of said track N. 35-45 W. 1409.5 feet to the Southern side of the right of way of U. S. Highway No. 276; thence along the Southern side of the right of way of said highway, the following courses and distances: S. 80-41 E. 114 feet, N. 9-19 E. 10 feet, S. 80-41 E. 100 feet, N. 9-19 E. 7.5 feet, S. 80-41 E. 1223.9 feet to an iron pin, S. 79-26 E. 157.8 feet to an iron pin, S. 76-01 E. 308.6 feet to the point of beginning.

This is the identical property conveyed to the grantor herein by Rite Mfg. Corp., by its deed dated October 28, 1954, and recorded in the R. M. C. Office for Greenville County in Deed Book 513 at page 355.

This conveyance is made subject to the right of way of the C. & W. C. Railroad as shown on the plat herein referred to.



M4.1-1-17