

FILED
GREENVILLE CO. S. C.

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THIS DEED, MADE BY ~~WILLIAM W. DORSEY~~ ^{WILLIAM W. DORSEY} day of January, A. D., 1973, between SEABOARD COAST LINE RAILROAD COMPANY (formerly Piedmont and Northern Railway Company), a Virginia corporation, hereinafter called "Grantor", and BUDWEISER OF GREENVILLE, INC., a South Carolina corporation, whose mailing address is ~~1416 Corporate Bldg., Columbia, S. C. 29201~~ hereinafter called "Grantee", 3048 White Horse Road, Greenville, S.C. 29611

WITNESSETH: That Grantor, for and in consideration of the sum of Seven Thousand Nine Hundred Five and 93/100 Dollars (\$7,905.93) to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto Grantee, its successors and assigns, that certain piece or parcel of land situate, lying and being at Greenville, County of Greenville, State of South Carolina, and described as follows, to wit:

Beginning at an iron pin in the easterly margin of White Horse Road, said pin being the southwesterly corner of property conveyed to Grantee by deed dated December 30, 1968; thence along the southerly property line of Grantee, North 67° 54' 30" East, 250.00 feet to an iron pin; thence South 23° 32' East, 100.00 feet to an iron pin; thence South 65° 22' West, 249.60 feet to an iron pin in the easterly margin of White Horse Road; thence North 23° 41' West, 111.24 feet along the easterly margin of White Horse Road to the point of beginning; containing 0.60 of an acre, more or less, and being shown outlined in YELLOW on print of survey dated October 26, 1972, prepared by Piedmont Engineers and Architects, which print is attached hereto and made a part hereof; and being a portion of property conveyed by P. L. McHugh and Pauline Bull McHugh to Piedmont and Northern Railway Company by deed dated March 9, 1954, and recorded in Book 495, page 361, Office of R. M. C. in Greenville County, South Carolina.

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TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD said premises unto Grantee, its successors and assigns, in fee simple forever; SUBJECT, However, to reservations, conditions, restrictions and easements of record.

Except as to the matters referred to in the preceding paragraph, Grantor hereby binds itself, its successors and assigns, that it is seized of said premises in fee and has the right to convey same in fee simple, and that the same is free from all encumbrances, including any lien of the First Mortgage of the former Seaboard Air Line Railroad Company or the First Mortgage of the former Atlantic Coast Line Railroad Company, and to fully warrant and forever defend all and singular said premises unto Grantee, its successors and assigns, against Grantor and its successors and assigns and all persons lawfully claiming or to claim the same or any part thereof.

And Grantee hereby agrees, as a part of the consideration of this conveyance, to utilize within two years from January 30th, 1973,

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