

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

Dec 11 4 07 PM '73

STATE OF SOUTH CAROLINA

DONNIE S. TANKERSLEY
R.M.C.

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Marvin A. Mills, Earl B. Mills and Mills, Mills and Wood, a partnership

in consideration of FIFTY THOUSAND, FIVE HUNDRED SEVENTY AND NO/100 (\$50,570.00) 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 McLaughlin Mfg. Co., Inc., its successors and assigns forever:

ALL that piece, parcel or tract of land containing 7.78 acres, more or less, situate, lying and being on the northern side of the cul-de-sac of Michelin Road, and the southern and western sides of the right-of-way of the Southern Railway Company about 7 miles south of the City of Greenville, Greenville County, South Carolina, being a portion of Parcel No. 3 on a plat of the property of the Southern Railway System sold to Marvin A. & Earl B. Mills, dated August 10, 1973, recorded in the RMC Office for Greenville County, S.C. in Deed Book 941, pages 564 through 567, inclusive, and having according to a recent plat of the property of McLaughlin Mfg. Co., Inc. made by Heanner Engineering Company, Inc. dated November 1, 1973, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of the cul-de-sac of Michelin Road at the corner of property of W. Steve Lang, M. D. (said iron pin being located N 67 38 W 256.69, and N 67 38 W crossing the right-of-way of the Southern Railroad Company lead track 50 feet and S 22 22 E 1516.40 feet from an iron pin at the intersection of the Southern Railroad Company lead track with the center line of South Carolina State Highway No. 331 also known as the Ashmore Branch Road); thence running with the northern side of the right-of-way of the cul-de-sac of Michelin Road in a northeasterly direction, the arc of which is 104.70 feet to an iron pin; thence N 67 38 W along the northern side of the right-of-way of Michelin Road 106.70 feet to an iron pin at the corner of property owned by Jetmar Co., a partnership; thence with the line of said property N 22 22 W 130.83 feet to a point; thence continuing with the line of said property N 22 22 W 753.44 feet to an iron pin on the right-of-way of a spur track of the Southern Railroad Company immediately south of property occupied by Southeastern Sprinkler Company, Inc.; thence with the curve of the right-of-way of the Southern Railroad Company on an arch a distance of 650.19 feet (the traverse line of which is S 69 35 59 E 612.81 feet) to an iron pin on the right-of-way of the Southern Railroad Company lead track; thence with the western side of the lead track of the Southern Railroad Company' right-of-way S 22 22 E 337.34 feet to a point; thence with the western side of said right-of-way of said lead track S 22 22 E 130.83 feet to a point in the line of property owned by W. Steve Lang, M.D.; thence with the line of said property N 67 38 W 256.69 feet to an iron pin on the cul-de-sac of Michelin Road, the point of BEGINNING.

The above described property is a portion of the same conveyed to Marvin A. and Earl B. Mills by deed of Georgia Industrial Realty Company recorded in the RMC Office for Greenville County, S.C. in Deed Book 987, page 477 and to Mills, Mills and Wood, a partnership by deed of Marvin A. and Earl B. Mills recorded in the RMC Office for said county and state in Deed Book 963, page 554.

The above described property is hereby conveyed subject to the rights-of-way of the Southern Railroad Company in and to the spur track and lead track shown on the aforementioned plats and to the right-of-way of Michelin Road a public roadway and to utility rights-of-way and easements for local power service.

Mills, Mills and Wood is a partnership created pursuant to the Laws of the State of South Carolina under agreement between Marvin A. Mills, Earl B. Mills and John B. Wood dated February 22, 1972 in which the latter three named individuals are the general partners. *See 593.4-1-13, 710, 721-123.4-1-13.8*

The grantee agrees to pay Greenville County property taxes for the tax year 1974 and subsequent years. *OUT of 573.4-1-13 7 out of 593.4-1-13.1*

ALSO: All the right, title and interest and rights of reversion of the grantors in and to all adjoining railroad rights-of-way and public roadways, it being understood that the warranty provisions contained herein after set forth do not apply to the rights conveyed in the above paragraph.



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