

FILE TO REAL ESTATE BY A CORPORATION

Grantee's Address: 1809 Buncombe Road
Greenville, S. C. 29611

CV '83

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that --Textile Ice and Fuel Company, Inc.--

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of

Ten and No/100 Dollars and other valuable considerations--

BOOK

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto William M. Gibbs and Gale Gibbs, their heirs and assigns:

ALL that piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the southerly side of (Old) Buncombe Road in the County of Greenville, State of South Carolina, and having, according to revised Map of Part of Tract No. 8 of F. W. Poe Mfg. Co. Land, prepared by Dalton and Neves-Engineers dated March, 1936 as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book I at page 11, and more recent survey by Freeland and Associates, dated December 15, 1982, recorded in Plat Book 9-H at page 75 in the said R.M.C. Office, the following metes and bounds to-wit: 12 (235) 149-7-3

BEGINNING at a railroad spike on the southerly side of Buncombe Road and the westerly right of way line of the P & N (or formerly) Railroad and running thence along the said right of way line S. 21-31 W. 470.50 feet to a new iron pin on the easterly side of Huff Street (formerly Pike Street); thence along said Street, N. 0-26 E. 31.93 feet to a new iron pin; thence further along said Street, N. 5-59 W. 37.19 feet to a new iron pin; thence further along said Street N. 9-33 W. 308.09 feet to an old iron pin; thence S. 81-05 E. 69.20 feet to an old iron pin; thence N. 7-03 E. 15.41 feet to an old iron pin; thence S. 81-05 E. 21.50 feet to an old iron pin; thence N. 8-55 E. 80.00 feet to an old iron pin on the southerly side of Buncombe Road; thence along said Buncombe Road S. 85-15 E. 46.35 feet to a railroad spike; thence S. 82-55 E. 19.89 feet to a railroad spike; thence S. 81-07 E. 58.19 feet to the railroad spike at the point of beginning, containing 1.03 acres, more or less.

The herein named Grantees agree to pay the 1983 taxes due upon the above-described property.

The abovedescribed property is subject to existing easements, rights of way, reservations and applicable ordinances, laws and regulations affecting the said property.

The abovedescribed property was conveyed to the Grantor by Deeds of Ida J. Dacus dated April 18, 1936 as recorded on April 18, 1936 in Deed Volume 184 at page 114, of H. T. Dacus and R. M. Dacus dated November 21, 1928 as recorded on January 26, 1929 in Deed Volume 127 at page 307 and of R. M. Dacus and H. T. Dacus dated March 29, 1929 as recorded on July 29, 1929 in Deed Volume 127 at page 439 in the R.M.C. Office for Greenville County, South Carolina.

This Deed includes ice making and refrigeration equipment on the premises.

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 grantees, and the grantee'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 heirs or successors and against every person whomsoever lawfully claiming or to claim the same or 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 3rd day of January 1983.

SIGNED, sealed and delivered in the presence of:

TEXTILE ICE AND FUEL COMPANY, INC. SEAL

A Corporation

By:

Loetta S. Swanner

W.R. Dobbins

President

Wm. Byrd Traylor

Harriet C. Dobbins

Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

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 3rd day of January 1983.

Wm. Byrd Traylor (SEAL)

Loetta S. Swanner

Notary Public for South Carolina.

My Commission expires: 8-20-90

RECORDED this _____ day of _____ 19____ at _____ M., No. _____

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