

TITLE TO REAL ESTATE

3720 PROTECTIVE-LARRARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

WHEREAS, on November 5, 1934, Lullwater Syndicate, Inc., the grantor herein, and Westboro Weaving Company, the grantee herein, entered into an agreement in writing whereby the grantor herein agreed to sell, and the grantee herein agreed to purchase, for the price hereinafter stated, the parcels of land and the rights of way and easements hereinafter described, which contract was recorded on November 9, 1934, in the R. M. C. Office for Greenville County in Deed Book 178, at page 463, and the plat therein referred to and referred to in this deed and made a part hereof, was recorded in said office in Plat Book H at pages 259 and 260; and

WHEREAS, the making and execution of said contract was authorized by resolution of the directors of Lullwater Syndicate, Inc., at a meeting duly called and held on September 18, 1934; and

WHEREAS, at a meeting of the stockholders of Lullwater Syndicate, Inc., duly called and held on November 14, 1934, at which were present all of the stockholders of said Lullwater Syndicate, Inc., ~~duly called and held on November 14, 1934, at which were present all of the stockholders of said Lullwater Syndicate, Inc.~~, the sale of the said property and the execution of said contract and the action of the directors in authorizing same were ratified and confirmed by resolutions adopted by unanimous vote of the stockholders, and by said resolutions the proper officers of said corporation, the grantor herein, were authorized and directed "to perform any and all other acts necessary to the consummation of said sale according to the terms of said contract, including the act of execution and delivering to said Westboro Weaving Company a good and sufficient deed in fee simple, with general warranty, to said premises at the proper time", and

WHEREAS, thereafter, on December 26, 1934, said Lullwater Syndicate, Inc., by its proper officers executed and delivered a supplementary agreement ratifying and confirming the said agreement of November 5, 1934, which was agreement was thereto attached and made a part thereof, and said agreement of December 26, 1934, with the agreement of November 5, 1934, attached thereto and made a part thereof, was duly recorded on December 31, 1934, in the R. M. C. Office for Greenville County in Deed Book 178, at page 523, and

WHEREAS, Westboro Weaving Company has now made all payments in accordance with the terms of said contracts and is now entitled to conveyance in accordance therewith.

KNOW ALL MEN BY THESE PRESENTS THAT Lullwater Syndicate, Inc., a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville, S. C., for and in consideration of the sum of Fifty Thousand and no/100 (\$50,000.00) Dollars to it in hand duly paid by the grantee hereinafter named at and before the sealing and delivery of these presents (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Westboro Weaving Company, a corporation chartered under the laws of the State of New York, and having its principal place of business in South Carolina near the City of Greenville, in the County of Greenville, all the following described real estate, rights of way and easements situate in Greenville Township, Greenville County, South Carolina, such real estate, easements and rights of way being shown on "Map Showing Parcels No. 1, 2, and 3 Property of Westboro Weaving Company and Easements as Per Contract of Sale", said map having been made by Dalton & Neves, Engineers, dated October, 1934, and recorded in the R. M. C. Office for Greenville County in Plat Book H, pages 259 and 260, to which reference is hereby made as a part of this deed:

Parcel No. 1. That certain parcel or tract of land known as the Mill Site and shown on the map hereinabove referred to as Parcel #1, and having the following metes and bounds, as shown on said plat:

BEGINNING at a point on the south side of the right of way of C. & W. C. R. R., which point is 575 ft. from the center line of the old paving on Laurens Road as the same was located in October, 1934, (said paving having since been increased in width by addition to the north side thereof) and which point is 532.4 ft. measuring along the southern line of the right of way of C. & W. C. R. R. from a point in said line of the right of way and 1 foot north or northeast of the north of northeast line of the present sidewalk pavement of said Laurens Road; thence S. 18-0 E. 240 feet to an iron pipe; thence N. 72-0 E. 500 feet to an iron pipe; thence N. 18-0 W. 147.4 feet to an iron pipe on south side of the said right of way; thence in a westerly direction along the line of said right of way to the beginning corner, together with the appurtenances and any and all persons' property located upon the above described parcel or tract of land and belonging to the grantor.

Parcel No. 2. That certain parcel or tract of land shown on said plat as Parcel #2, and having the following metes and bounds, as shown on said map;

Beginning at an iron pin at the north end of the line described on said map as "Tie Line", which tie line runs from the point shown on the main mill N. 24-45 E. 322-ft. to an iron pin; thence N. 44-50 W. 300 feet to iron pin; thence N. 45-10 E. 100 feet to iron pin; thence S. 44-50 E. 300 ft. to iron pin; thence S. 45-10 W. 100 feet to the beginning corner.

Parcel No. 3. That certain parcel or tract of land known as Parcel #3, as shown on the