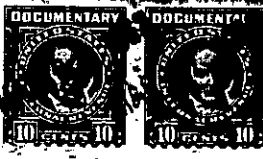


TITLE TO REAL ESTATE—Prepared by KENDRICK & STEPHENSON
STATE OF SOUTH CAROLINA
GREENVILLE COUNTY



Greenville, S. C. BOOK 718 PAGE 109
This Conveyance See Affidavit
Page 24 Page 172



Know All Men by These Presents:

That we, Walter W. Goldsmith and R. M. Caine, in the State aforesaid,
in consideration of the sum of One (\$1.00) Dollar and exchange of real estate, DOLLARS,
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said
Walter S. Griffin, his heirs and assigns forever:

All our undivided one-half interest, the same being an undivided one-eighth interest each, in and to all that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being at the easterly corner of the intersection of Laurens Road and Industrial Drive, near the City of Greenville, S. C., being more particularly shown on a plat entitled "Survey of Portion of Pleasantburg Industrial Park", made by Piedmont Engineering Service, dated August 12, 1961, revised February 8, 1962, which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book CCC, page 113, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the easterly corner of the intersection of Laurens Road and Industrial Drive, and running thence along the southeasterly side of Industrial Drive N 37-49 E 115 feet to an iron pin; thence turning and running S 52-11 E 150 feet to an iron pin; thence turning and running S 37-49 W 115 feet to an iron pin on the northeasterly side of Laurens Road; thence turning and running along the northeasterly side of Laurens Road N 52-11 W 150 feet to an iron pin, the point of beginning.

This conveyance vests the entire fee of the above described property in the grantee, Walter S. Griffin.

As part of the consideration hereof the grantee does assume and agree to pay the remaining unpaid balance due on that certain mortgage given by the grantors and the grantee herein to Shell Oil Company, dated August 17, 1961, and recorded January 24, 1962 in said RMC Office in Mortgage Book 880, page 79.

Also, as part of the consideration hereof the grantors do hereby assign, sell, transfer and set over unto the grantee, without recourse, all of their right, title and interest as landlords in and to any and all lease agreements covering the above described property, and particularly the lease agreements with Shell Oil Company as Lessee.

For deed into Grantors see Deed Book 598, page 38.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 4th day of February in the year of our Lord One Thousand Nine Hundred and Sixty-Three.

Signed, Sealed and Delivered in the Presence of

Eunice D. Shelton
Harry R. Stephenson, Jr.

Walter W. Goldsmith (Seal)
R. M. Caine (Seal)
(Seal)
(Seal)



State of South Carolina,
Greenville County

Personally appeared before me Eunice D. Shelton

and made oath that she saw the within named grantor(s) Walter W. Goldsmith and R. M. Caine sign, seal and as their act and deed
deliver the within written deed, and that she, with Harry R. Stephenson, Jr. witnessed the execution thereof.

Sworn to before me this 4th day of February, A. D. 19 63
Harry R. Stephenson, Jr. (Seal)
Notary Public for South Carolina

Eunice D. Shelton

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Harry R. Stephenson, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ruth P. Caine wife of the within named R. M. Caine did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Walter S. Griffin, his

Heirs and Assigns, all her interest and estate,

and also, all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 4th day of February, A. D. 19 63
Harry R. Stephenson, Jr. (Seal)
Notary Public for South Carolina

Ruth P. Caine

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____

Recorded this 8th day of March 1963, at 3:54 P.M., No. 22652

WALTER W. GOLDSMITH, a widower - not remarried

258-3-14 → 0.39 Ac
OUT OF 258-3-1
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