

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



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BOOK 764 PAGE 297

For True Consideration See Affidavit
Book 26 Page 285

KNOW ALL MEN BY THESE PRESENTS, that **Southern Distributors, Inc.**

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greer, State of South Carolina, in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration -----

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **SOUTHERN MACHINERY COMPANY**, its successors and assigns forever:

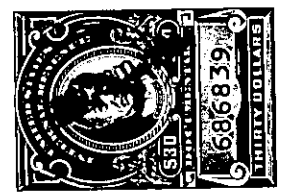
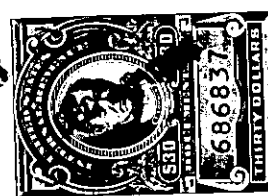
ALL that tract of land with buildings and improvements situate thereon now occupied by Southern Machinery Company and H & S Co., Inc., lying in Chick Springs Township, Greenville County, South Carolina, on the northern side of Brushy Creek Road about one-half(1/2) mile from the City of Greer, containing 17.66 acres, more or less, being known and designated as Lot No. 3 on a Plat of the Property of the W. L. Henderson Estate made by H. S. Brockman, Surveyor, dated February 26, 1953, amended November 26, 1956, and recorded in the R. M. C. Office for said County and State in Plat Book FF, Page 508, and being more fully described by metes and bounds in a Deed from William Lee Henderson to Somaco Investment Co., Inc. dated May 18, 1961, and recorded in the R. M. C. Office for said County and State in Deed Book 674, Page 127, the description in the latter Deed having been prepared in accordance with a more recent Plat entitled "Surveys for Somaco Investment Co., Inc." made by Piedmont Engineering Service, dated April 1961, reference to which is hereby craved.

TOGETHER with all the right, title and interest of the Grantor, as Landlord, in and to any Leases which may cover any part of the buildings and improvements hereinabove mentioned.

The above described property is hereby conveyed subject to such portion thereof as may be claimed as a part of the right-of-way of Southern Railway Company and to utility rights-of-way and easements in blanket form of public record.

As a part of the consideration for this Deed, Southern Machinery Company hereby expressly assumes and agrees to pay in full the indebtedness due on that certain Note and Mortgage executed by Somaco Investment Co., Inc. to The Peoples National Bank of Greenville, S. C., in the original sum of \$120,000.00, dated December 19, 1962, and recorded in the R. M. C. Office for said County and State in Mortgage Book 909, Page 463, which has a present balance in the sum of \$101,306.49.

Southern Distributors, Inc. is the same Corporation as Somaco Investment Co., Inc., the name of said Corporation having been changed by Charter Amendment recorded in the R. M. C. Office for said County and State in Deed Book 716, Page 507.



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 grantee(s), and the grantee's(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(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 30st day of December 19 64.

SIGNED, sealed and delivered in the presence of:

SOUTHERN DISTRIBUTORS, INC. (SEAL)

A Corporation

By:

James H. Stuart
President

John D. Rucinski
Secretary

Linda C. Garner
Ernest H. Miller

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 30st day of December 19 64.

Georgia P. Keaton (SEAL)
Notary Public for South Carolina.

RECORDED this 30th day of December 19 64 at 4:11 P. M., No. 18549



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