

Dec 15 10 43 AM '69

VOL 881 PAGE 134

TITLE TO REAL ESTATE BY A CORPORATION, Mortgages, Ashmore & Brissey, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that Keowee Mills, a corporation

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

State of South Carolina, in consideration of -----Eighty Five Thousand Shares (85,000) of common stock of Heritage Industries, Inc. valued at \$165,760.28----- Dollars, and assumption of mortgages set out below,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Heritage Industries, Inc., its successors and assigns, forever;

All that certain piece, parcel or tract of land, with improvements thereon, located in the City of Greer, County of Greenville, State of South Carolina, being property known as McCall Manufacturing Company and having the following metes and bounds, to-wit:

Beginning at the southwestern corner of the intersection of Mulberry Street and McCall Avenue and running thence along McCall Avenue in a northwesterly direction 562 feet, more or less, to the intersection of McCall Avenue and South Avenue; thence running along South Avenue following the curvature thereof in a southwesterly direction 525 feet, more or less, to a wire fence; thence along wire fence in a southeasterly direction 650 feet, more or less, to an iron pin in the line of property now or formerly belonging to Greer Lumber Company, Inc.; thence running along the line of said property in a northeasterly direction 200 feet, more or less, to a point on the south side of Franklin Place; thence running along Franklin Place in a northwesterly direction 225 feet, more or less, to Mulberry Street; thence running along the south side of Mulberry Street in a northerly direction 150 feet, more or less to the beginning corner.

LESS, HOWEVER,

All that piece, parcel or lot of land located in the City of Greer, County of Greenville, State of South Carolina, situate on the southern side of Clifton Street and being more fully described as follows:

Beginning at a point at the southern side of Clifton Street at the intersection of said Clifton Street and Mulberry Street and running thence S. 53-15 W. 184 feet to a point; thence running S. 28-27 W. 214.5 feet crossing a sidetrack to a point; thence running N. 50-51 W. 255.5 feet to a point; thence running N. 43-57 E. 218 feet crossing a sidetrack to a point on the northwestern side of Mulberry Street; thence following the curvature at the intersection of said Mulberry Street at Clifton Street to a point on Clifton Street, the point of beginning.

As a part of the consideration, the grantee assumes and agrees to pay that certain mortgage executed against the above-described property by the grantor in favor of Fidelity Federal Savings and Loan Association in the original amount of \$75,000.00, the present balance being \$44,887.31.

As a part of the consideration, the grantee assumes and agrees to pay that certain mortgage executed against the above-described property in favor of Marion Harris and having a principal balance due thereon of \$25,600.00.



Greenville County Stamps Paid \$ 182-60 Act No: 380 Sec. 1

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 against the grantor and its successors and against every person whatsoever 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 20<sup>th</sup> day of November 19 69.

SIGNED, sealed and delivered in the presence of:

KEOWEE MILLS, a corporation (SEAL)

A Corporation

By:

President

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 20 day of November 19 69

Notary Public for South Carolina. My commission expires: The pleasure of the Governor.

RECORDED this 15 day of December 1969 at 10:43 A. M., No. 13613

1-9-69-24-6-1