

Michelin Tire Co.
P.O. Box 2846
Dillon, S.C. 29532

GRANTOR FILED
10 13 AM '81
DONALD J. LANKERSLEY
R.M.C.

1157 PAGE 22

For This County...
Book 41 Page 295

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Michelin Americas Research & Development Corp., a Delaware Corporation with a principal place of business in Greenville County, State of South Carolina, in consideration of the sum of Five and No/100ths (\$5.00) Dollars and other considerations (Affidavit filed), to it in hand paid at and before the sealing of these presents, by Michelin Tire Corporation, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto Michelin Tire Corporation, its Successors and Assigns forever:

All that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, containing 0.040 Acre and shown as Tract "C" on a plat prepared by Tri-State Surveyors, dated August 10, 1981, of record in the R.M.C. Office for Greenville County, South Carolina in Plat Book 8-V at Page 15, and being more particularly described according to said plat as follows: BEGINNING at an Iron Pin located on the existing property line between Michelin Americas Research & Development Corp. and Michelin Tire Corporation, said Iron Pin being at South 31 degrees 50 minutes West 905.58 feet from a Concrete Monument, being the Northwest corner of Tract "B"; thence leaving said existing property line in an Easterly direction and being a new property line between Michelin Americas Research & Development Corp. and Michelin Tire Corporation South 58 degrees 10 minutes East 6.00 feet to a Concrete Monument; thence South 31 degrees 50 minutes West 292.00 feet to a Concrete Monument; thence North 58 degrees 10 minutes West 6.00 feet to an Iron Pin on said existing property line; thence in a Northerly direction following said existing property line North 31 degrees 50 minutes East 292.00 feet to the Point of Beginning, said Tract "C" containing 1752 square feet, which equals 0.040 Acre.

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And being a portion of the land conveyed unto Grantor herein by deed of Michelin Tire Corporation, dated October 24, 1975, of record in the R.M.C. Office in Deed Volume 1026 at Page 570, the same being shown on a plat prepared by Piedmont Engineers, dated July 11, 1975, of record in the R.M.C. Office in Plat Book 5-0 at Page 4.

This conveyance is specifically made subject to any and all recorded rights-of-way, easements, conditions and restrictions pertaining to said premises, and in addition is subject to any of the foregoing which may appear from an inspection of said premises.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

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TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Michelin Tire Corporation, its Successors and Assigns, forever.

And the Grantor does hereby bind itself and its Successors and Assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, its Successors and Assigns, forever, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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