

FILED  
GREENVILLE

515 Pimlico Road, Greenville, S. C. 29607

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TITLE TO REAL ESTATE - CORPORATION FORM

KNOW ALL MEN BY THESE PRESENTS, that MODERN WAREHOUSES, INC., Corporation chartered under the laws of the State of South Carolina, and having a principal place of business at Greenville, State of South Carolina, in consideration of ONE HUNDRED FIFTEEN THOUSAND AND no/100ths (\$115,000.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto BARTO HENDRICKS, JR., his heirs and assigns, forever:

ALL that certain piece, parcel or tract of land, with all buildings and improvements, situate, lying and being in the County of Greenville, State of South Carolina, on Green Avenue, bounded on the northwest by right of way of the Southern Railway and being shown on plat of property entitled "GREENVILLE BONDED WAREHOUSE CO., INC.", dated January, 1974, prepared by Dalton & Neves Co., Engineers, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-F, page 14, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Green Avenue at the southeastern corner of Lot 14, Block A of Melrose Heights Subdivision and running thence with the line of Lot 14, N. 27-28 W., 161.4 feet to an pin on the southeastern side of the right of way of the Southern Railway, said iron pin being 40 feet southeasterly from the center line of said main tract, and running thence with the right of way of the Southern Railway the following courses and distances: N. 67-07 E., 35.1 feet to an iron pin, N. 65-01 E., 101.4 feet to an iron pin, N. 62-56 E., 101.3 feet to an iron pin, N. 61-27 E., 101.2 feet to an iron pin, N. 59-47 E., 101.2 feet to an iron pin, N. 57-51 E., 101.4 feet to an iron pin, N. 55-45 E., 101.6 feet to an iron pin, N. 53-08 E., 101.5 feet to an iron pin, N. 51-20 E., 59.4 feet to an iron pin on the southwestern side of Green Avenue; thence with the western side of Green Avenue, S. 7-12 W., 111.7 feet to an iron pin at the corner of property now or formerly of E. G. Faulkner; thence with the line of property now or formerly of Faulkner, S. 59-36 W., 66.8 feet to an iron pin; thence continuing with Faulkner line, S. 16-14 W., 15.2 feet to an iron pin; thence continuing with Faulkner line, S. 60-02 W., 58.7 feet to an X on wall; thence continuing with Faulkner line, S. 13-45 W., 13.9 feet to an iron pin; thence continuing with Faulkner line, S. 27-51 E., 64.3 feet to an X on concrete; thence continuing with Faulkner line, S. 37-18 E., 10.9 feet to a nail in concrete on the northwesterly side of Green Avenue; thence with the northwesterly side of Green Avenue, S. 61-28 W., 599.8 feet to an iron pin, the point of beginning.

The above described property is the same conveyed to Modern Warehouses, Inc., by deed of Greenville Bonded Warehouse Co., Inc., dated February 5, 1974, recorded on February 7, 1974, in the RMC Office for Greenville County, S. C., in Deed Book 993, page 450.

ALSO: ALL the Grantor's right, title and interest, if any, in and to the 40-foot right of way of the Southern Railway adjoining the northwestern boundary of the property of the Grantor herein, situate in the County of Greenville, State of South Carolina, on the northwestern side of Green Avenue, said portion of the right of way being included herein being more particularly described as shown on the plat of property of GREENVILLE BONDED WAREHOUSE CO., INC., dated January, 1974, and prepared by Dalton & Neves Co., Engineers, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-F, page 14.

ALSO: All the Grantor's right, title and interest, if any, in and to any rights to maintain a sewer line servicing property of the Grantor, or rights for any sewer lines to cross under the right of way of the Southern Railway and servicing said property of Grantor. Said property is more particularly described as shown on the above mentioned plat.

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The property in the last two paragraphs above is the same conveyed to Modern Warehouses, Inc., by deed of Greenville Bonded Warehouse Co., Inc., dated February 5, 1974, recorded on February 7, 1974, in the RMC Office for Greenville County, S. C., in Deed Book 993, page 430. The warranties hereinafter set forth shall not apply to the property described in the last two paragraphs of this deed above, and the Grantor does hereby quitclaim only, without warranty, any right, title or interest it may have in and to the same.

ALSO: ALL of the right, title and interest, if any, of the Grantor and its predecessors in title in and to the above described property, to any written agreements, leases or permits between, Southern Railway Company, its successors and predecessors, in title,

cont- SOUTH CAROLINA COUNTY DOCUMENTARY TAX 126.50

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