

TITLE TO REAL ESTATE

48782 PROVINCE-JARREARD CO.-GREENVILLE

State of South Carolina,
County of Greenville.

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That Pelzer Mills, a corporation, duly organized under the laws of the State of South Carolina, in consideration of the sum of Eight Hundred (\$800.00) Dollars to it in hand paid at and before the sealing of these presents, by S. D. Trowbridge, of Greenville County, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, unto the said S. D. Trowbridge, his heirs and assigns forever:

All that certain tract or parcel of land in Groves Township, Greenville County, South Carolina, containing twenty and one-tenth (20.1) acres, more or less, and having courses and distances as hereinafter more particularly set forth, and is all of the tract of land represented by blue print made by Lockwood-Green & Company, Engineers, dated June 2, 1924, and hereto attached and made a part hereof, excepting the land represented by the northwest portion of said blue print, which is shaded in pencil. The courses and distances above referred to are as follows: Beginning at an iron pin at the northwest corner of said tract, and running thence N. 85° 33' E. 158.4 feet to an iron pin, thence N. 88° 15' E. 734 feet to a stone; thence S. 67° 52' E. 1037 feet to a stone, thence S. 14° 18' E. 173.7 feet to a stone, thence S. 9° 52' E. 463 feet to an iron pin, thence N. 68° 39' W. 1,339 feet to stone, thence N. 26° 51' W. 47.3 feet to a corner, thence N. 25° 13' E. 160.7 feet to a stone, thence N. 77° 20' W. 426.2 feet to a corner in Southern Railway tracks, thence S. 2° 57' W. 28.6 feet to an iron pin, thence S. 82° 27' W. 392 feet to iron pin, thence N. 11° 33' W. 112.2 feet to iron pin, thence N. 67° 42' E. 95.7 feet to a corner, thence N. 80° 22' E. 13.2 feet to corner and thence N. 14° 30' W. 151.8 feet to the beginning corner.

The tract of land hereby conveyed is all of the tract of land conveyed to Pelzer-Manufacturing Company, a corporation, organized under the laws of the State of Massachusetts, by Wilmont Oil Mill, by deed dated November 24, 1924, and recorded in the R. M. C. Office for Greenville County, in Deed Book 100, at page 361, and is one of the parcels of land conveyed to the grantor herein by the Pelzer Manufacturing Company, above referred to, by deed recorded in said office in Book 186, at page 378.

This conveyance is made subject to the rights-of-way across said property, and these rights-of-way are specifically exempted from the warranty below set forth, and said rights-of-way are in favor of the Southern Railway Company and the Piedmont & Northern Railway Company.

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 said S. D. Trowbridge, his heirs and assigns forever.

And the said Pelzer Mills does hereby bind itself and its successors to warrant and forever defend, all and singular, the said premises unto the said S. D. Trowbridge, his heirs and assigns, against itself and its successors and all others lawfully claiming, or to claim the same, or any part thereof, but not as against the rights-of-way above referred to.

In Witness whereof, said Pelzer Mills has caused these presents to be executed in its named, and its corporate seal affixed, by the undersigned officers, this 12th day of June, in the year of our Lord one thousand nine hundred and forty-two and in the one hundred and sixty-sixth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered
in the presence of:

Pauline M. Logan
Jeannette Hurd

PELZER MILLS (SEAL)
BY: Henry P. Kendall
Its President

ATTEST
J. A. Valentine
Its Secretary.



State of Massachusetts,
County of Suffolk.

Personally appeared before me Pauline M. Logan and made oath that she was present and saw the within named Pelzer Mills, by Henry P. Kendall, its president, attested by J. A. Valentine, its Secretary, sign, seal, and as its corporate act and deed, deliver the within written deed, and that she with Jeannette Hurd witnessed the execution thereof.

Sworn to before me this 12th day of June, 1942.

Pauline M. Logan.

Isabel T. Salter (SEAL)
Notary Public for Mass.

S. C. Stamps \$2.00
U. S. Stamps \$1.10

Recorded June 25th, 1942 at 3:13 P. M. #7061 BY:E.G.