

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That John E. Hastings, Jr. and Pauline A. Hastings, hereafter referred to as Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid to Grantor by MONSANTO COMPANY, a Delaware corporation, hereafter referred to as Grantee, at and before the sealing of these presents, 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 Grantee

ALL that lot of land and improvements situated thereon located on the northeastern side of Pine Creek Drive, Greenville County, South Carolina, known as Lot No. 245 on a plat of Section 3 of Belle Meade, dated March 28, 1956, made by Piedmont Engineering Service, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG, Page 187, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Pine Creek Drive, at the joint front corner of Lots Nos. 245 and 246, and running thence N. 57-52 W. 135 feet to an iron pin; thence S. 32-08 W. 180 feet to an iron pin; thence S. 57-52 E. 135 feet to an iron pin on Pine Creek Drive; thence along the northeastern side of Pine Creek Drive, N. 32-08 E. 180 feet to an iron pin, the beginning corner.

This is the same property conveyed to grantors herein by deed of The North Carolina National Bank, as Trustee, under that certain instrument of Trust known as "The Marshall D. Taft, Jr., Trust" dated September 11, 1961, said deed dated July 15, 1964, and recorded July 20, 1964, in the office of the R.M.C. for Greenville County in Deed Book 753, Page 299.

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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 Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 30th day of December, 1965.

Signed, Sealed and Delivered in the Presence of :

William P. Hout

John E. Hastings, Jr. (Seal)
Pauline A. Hastings (Seal)

Grantor

~~STATE OF SOUTH CAROLINA~~
~~GREENVILLE COUNTY~~
NEW YORK
NEW YORK
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

30th day of December, 1965.

Maie B. Burkhardt (Seal)
Notary Public for South Carolina New York

My Commission expires at the pleasure of the Governor MAE B. BURKHARDT
NOTARY PUBLIC, State of New York
No. 41-5531808 - Queens County

~~STATE OF SOUTH CAROLINA~~
NEW YORK
GREENVILLE COUNTY

Certificate filed in New York County
Commission Expires March 30, 1966

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Pauline A. Hastings, wife of the within named Grantor did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

30th day of December, 1965.

Maie B. Burkhardt
Notary Public for South Carolina New York

My Commission expires at the pleasure of the Governor

Pauline A. Hastings

Recorded this 21st day of January, 1966, at 3:59 P. M., No. 21513

159-4623-1-30