

3 Lake Road, Lake Success, NY 11020

TITLE TO REAL ESTATE BY A CORPORATION—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



STATE TAX
600.

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KNOW ALL MEN BY THESE PRESENTS, that T & S BRASS AND BRONZE WORKS, INC.

A Corporation chartered under the laws of the State of New York and having a principal place of business at Travelers Rest State of South Carolina, in consideration of

~~XXXXXX~~

Ten and no/100 (\$10.00) Dollars and other valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

HARGIL REALTY CO., a partnership organized under the laws of the State of New York, its successors and assigns

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying and being on the western side of Old Buncombe Road in the Town of Travelers Rest, and having the following metes and bounds according to plat entitled "Survey for Saddleback Valve Company," dated December 6, 1977, by Piedmont Surveyors and redated October 10, 1978 by Piedmont Surveyors according to plat entitled "Survey for T&S Brass & Bronze Works, Inc. BEGINNING at an iron pin (P.O.B.) on the western margin of the right-of-way of Old Buncombe Road which pin is located 560.8 feet, south of the intersection of said right-of-way of Old Buncombe Road with the southern margin of the right-of-way of Williams Circle, said beginning point being also the southeast corner of the property of Jessie E. League (now or formerly); thence from said point of beginning running with said right-of-way of Old Buncombe Road S. 02-32 E. 202 feet to a point; thence S. 04-18 E. 123 feet to a point at the intersection of a proposed road; thence with the north margin of the right-of-way of said proposed road four calls and distances as follows: (1) S. 32-55 W. 39.8 feet to a point; (2) S. 70-24 W. 261.73 feet to a point; (3) S. 80-12 W. 89.03 feet to a point and (4) N. 80-26 W. 88.94 feet to a point; thence partially with the north margin of said right-of-way (and an extension of same), N. 70-38 W. 636.40 feet to a point; thence N. 19-22 E. 659.84 feet to a point; thence S. 63-56 E. 110.9 feet to a point; thence S. 26-04 W. 5 feet to a point; thence S. 63-56 E. 30 feet to a point; thence N. 26-04 E. 5 feet to a point; thence S. 63-56 E. 420 feet to a point; thence S. 65-05 E. 334.04 feet to the iron pin at the place of BEGINNING and being a portion of the property conveyed to T & S Brass and Bronze Works, Inc. by deed of J. Peace and Associates, Ltd., recorded May 15, 1978, in deed book 1079, page 171.

This conveyance is made subject to the lien of that certain mortgage given by T & S Brass and Bronze Works, Inc. to American National Insurance Company dated November 1, 1978, recorded November 2, 1978, in book 1449, page 175, R.M.C. Office for Greenville County, South Carolina, securing a principal indebtedness of \$1,050,000.

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OUT OF 486-1-39.3

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 and against every person whomsoever 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 13 day of November 19 78

SIGNED, sealed and delivered in the presence of:

[Signatures]
3 NOV 1978

T & S BRASS AND BRONZE WORKS, INC. (SEAL)
A Corporation
By: *[Signature]*
President
[Signature]
Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

GREENVILLE COUNTY DOCUMENTARY TAX
330.00
FEB 1981

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 its 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 13 day of November 1978
[Signature] (SEAL)

Notary Public for South Carolina
My commission expires: 12/31/81

RECORDED this 17 day of NOV 17 1978 10:07 A. M. No. 15421

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