

GREENVILLE 50
3 25 PM '77
DENNIE S. STANKERSLEY
R.M.C.

1007-13

TITLE TO REAL ESTATE—Offices of Joseph H. [unclear] Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that the City of Greenville, South Carolina, a municipal corporation, P. O. Box 2207, Greenville, S. C., and the County of Greenville, South Carolina,

in consideration of Eighty-three Thousand Five Hundred and No/100 (\$83,500.00) -- Dollars

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Cumulative Chemical Company Inc., its successors and assigns forever: Donaldson Center, Greenville, S.C.

All that certain place, parcel or lot of land lying and being in the County of Greenville, State of South Carolina, Gantt Township, in Donaldson Center on the eastern side of Perimeter Road and having according to a plat prepared by J. L. Montgomery III, R.I.S., April 26, 1973, the following metes and bounds to wit:

Beginning at an iron pin 60 feet eastward from the centerline of Perimeter Road and running thence N. 37-24 E. 561.3 feet, more or less, to an iron pin; thence S. 61-05 E. 258.88 feet, more or less, to an iron pin; thence S. 33-01 W. 463.11 feet, more or less, to an old iron pin; thence S. 14-51 E. 245.9 feet, more or less, to an iron pin; thence N. 50-40 W. 445.89 feet, more or less, to the point of beginning; being a portion of the property conveyed to the Grantors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 740 Page 573.

of United States of America.

This conveyance is made subject to restrictions and protective covenants, dated September 5, 1969, and recorded in the R.M.C. Office for Greenville County in Deed Volume 875, page 117, the portions thereof which are applicable to the above-described property being Clause III, General Requirements: Section A, Specifically Prohibited Uses, numbers I through 21; and Section B, Use of Land and Buildings. This conveyance is also subject to the following additional covenants, the first three of which are to be uniformly imposed upon the Air Park, Engineering and Research Sections of Donaldson Center Industrial Air Park, Donaldson Center, as follows: -145 - PT OF 400.1 - 1 - 20 - 3.71 AC. OUT OF 400.1 - 1 - 1

a. The outside walls of any and all buildings or other structures erected or constructed on the premises shall be of face brick or such other fireproof or fire-resistant material which may be approved in writing by the Donaldson Development Commission.

b. No building or structure of any kind, including but not limited to walls, fences, and signs, shall be erected, altered, placed, assembled, (over) together with all and singular the rights, tenures, and appurtenances to and premises belonging or in any wise bound or appearing to have and to hold all and singular the premises hereunto granted and the grantee's heirs or assigns and assigns forever. And the grantee doth hereby bind the grantee and the grantee's heirs or assigns and assigns forever to warrant and defend all and singular the premises and the grantee's heirs or assigns and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s) hand and seal this 19th day of January, 1977.
As to the County City of Greenville, S.C. County of Greenville, S.C.
SIGNED, sealed and delivered in the presence of

By James H. Simkins Mayor, County Council
By John H. [unclear] and Frank [unclear] City Manager and County Administrator
By Debra A. Greene AS TO THE CITY
By A.M. Hardin Mayor, City Council

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } PROBATE

Personally appeared the undersigned witness and made oath that s/he saw the within named grantor(s) sign, seal and as the grantor(s) at 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 _____ day of _____ 1977.

Notary Public for South Carolina
My commission expires _____

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } RENUNCIATION OF DOWER - Not Applicable

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned is a witness of the above named grantor(s) respectively, did this day appear before me and each upon being privately and separately examined by me, did declare that s/he does freely, voluntarily, and without any compulsion, deed or fear of any person whatsoever, grant, bargain, sell and forever relinquish unto the grantee(s) and the grantee's heirs or assigns and assigns, all her right and claim of dower, in and to all and singular the premises hereunto granted and released.

GIVEN under my hand and seal this _____ day of _____ 1977.

Notary Public for South Carolina
My commission expires _____

RECORDED IN _____ DEED BOOK _____ PAGE _____ (CONTINUED ON NEXT PAGE)

0043

4328 RV-2