

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GRANTEE'S ADDRESS:

100 McCarter Road  
Fountain Inn, South Carolina 29644

KNOW ALL MEN BY THESE PRESENTS, that THE TOWN OF FOUNTAIN INN

A Corporation chartered under the laws of the State of SOUTH CAROLINA and having a principal place of business at  
FOUNTAIN INN, State of SOUTH CAROLINA, in consideration of FOURTEEN THOUSAND SIX  
HUNDRED EIGHTY AND NO/100-----(\$14,680.00)-----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 CAMERON CORPORATION, its successors and assigns forever, on the condition that Cameron Corporation, its successors and assigns, improve this property with a building or buildings of a steel and/or masonry construction and of a manufacturing, industrial, commercial, warehousing, or other business nature within three (3) years from the date of this deed and if said improvements are not so made, then the Grantor and its successors and assigns may re-enter as of their former estate upon paying over to Cameron Corporation, its successors and assigns the same purchase price as above stated.

ALL those pieces, parcels or tracts of land lying, being and situate in the State and County aforesaid and shown as two parcels, one of 2.86 acres more or less and one of .81 acres more or less on a survey for the City of Fountain Inn, South Carolina, prepared by J.L. Montgomery, III., R.L.S. in July of 1979, which plat is recorded in Plat Book 7-Q at Page 98 in the R.M.C. Office for Greenville County and which plat shows the following metes and bounds when the two parcels are described together.

BEGINNING at an old nail near the center of Kellett Alley (also know as Bates Street) and running thence S. 39-44 E 198.78 feet to an old nail and cap; thence turning and running S 51-33 W. 268.94 feet to an iron pin; thence S 70-48 E. 128.8 feet to an iron pin in McCarter Road; thence with McCarter Road, S 19-13 W. 262.9 feet to an iron pin; thence turning and running N. 37-09 W. 249.5 feet to an old iron pin; thence S. 48-11 W. 283.25 feet to an old iron pin; thence turning and running N. 5-04 W. 273.18 feet to a concrete monument; thence turning and running N. 52-52 E. 436.45 feet to an iron pin in Kellett Alley; thence S. 31-24 E. 78.1 feet to an iron pin; thence N. 58-36 E. 54.0 feet to an iron pin; thence N. 31-24 W. 83.69 feet to an iron pin in Kellett Alley; thence N. 52-52 E. 54.68 feet with Kellett Alley to the beginning point.

GRANTOR reserves the right to service and maintain sewer rights-of-way and Grantor further reserves the right to maintain the rectifier on the property. THE 2.86 acres more or less, being a part of the above described property, is the same deeded to the Grantor herein by deed of Paul E. Gault, Jr. et al, recorded November 3, 1978 in the R.M.C. Office for Greenville County in Deed Book 1091 at Page 291. The .81 acres more or less, being a part of the above described property, is the same deeded to the Grantor herein by Mauldin-Simpsonville-Fountain Inn Water District, recorded June 21, 1968 in the R.M.C. Office for Greenville County in Deeds Book 847, Page 101.

Subject to road or highway rights-of-way.

-18-699-351-1-3 & 2

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
DOCUMENTARY TAX  
STAMP \$30.00

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 14th day of January 1980.

SIGNED, sealed and delivered in the presence of:

THE TOWN OF FOUNTAIN INN (SEAL)  
A Corporation  
By:

*[Signature]*  
*[Signature]*

*Paul E. Gault*  
MAYOR  
*Brian S. Brown*  
CLERK

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
GREENVILLE COUNTY  
\$16.50  
JAN 15 '80

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 14th day of January 1980.

*[Signature]* (SEAL)

Notary Public for South Carolina.  
My commission expires: 10-7-85

RECORDED JAN 15 1980 day of \_\_\_\_\_ 19 \_\_\_\_\_ at \_\_\_\_\_ 3:43 P. M., No. 22073

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