

TITLE TO REAL ESTATE BY A CORPORATION

Grantee's Address: Post Office Box 5097, Station B
Greenville, South Carolina 29606

1169-610

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S.C.
JUN 11 '82
SLEY

KNOW ALL MEN BY THESE PRESENTS, that FCB SYRUPS, INC.

A Corporation chartered under the laws of the state of Pennsylvania and having a principal place of business at Greenville, State of South Carolina, in consideration of TWENTY THOUSAND FIVE HUNDRED (\$20,500.00) and no/100 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 B. B. HUSKEY, his heirs and assigns forever:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Tract 2, containing 2.74 acres, as shown on plat entitled "Tract One Property of E. B. Evans, Inc., Tract Two Property of B. B. Huskey," prepared by James R. Freeland, RLS, dated April 21, 1982, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 9D, Page 13, reference to which is hereby craved for the metes and bounds thereof.

The above described property is a portion of the same property conveyed to 240 West Lippincott Corporation by deed dated February 1, 1968, and recorded February 8, 1968, in the RMC Office for Greenville County, South Carolina, in Deed Book 837, Page 376. Subsequently, 240 West Lippincott Corporation merged with and into E. B. Evans, Inc., said Merger dated August 31, 1972, and recorded in the RMC Office for Greenville County, South Carolina, on June 16, 1975, in Deed Book 1019, Page 929. Subsequently, on November 29, 1979, E. B. Evans, Inc. changed its name to FCB Syrups, Inc.

The Grantor hereby reserves unto itself, its successors and assigns, a perpetual right of way and easement for ingress and egress over and across that certain 22.78-foot strip shown on said plat, said strip being a common driveway for Tract 1 and Tract 2 shown on said plat. Grantor, its successors and assigns, shall have the right to use said driveway in common with the owner of Tract 2 as a means of ingress and egress to and from White Horse Road. Grantee and the owner of Tract 1, as said ownership shall exist from time to time, shall share all expenses of keeping said 22.78-foot strip maintained in a good passable condition.

This conveyance is made subject to any zoning ordinances or easements that may appear of record, on the recorded plat, or on the premises.



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 8th day of June 1982 FCB SYRUPS, INC. (SEAL)
SIGNED, sealed and delivered in the presence of

[Signature]

Arthur H. Khan
President

[Signature]
Secretary

STATE OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

PROBATE

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 8th day of June 1982.

Eleanor D. Miller
Notary Public for Pennsylvania
My Commission Expires

(SEAL)
ELEANOR D. MILLER
Notary Public, Phila. Phila. Co.
My Commission Expires Nov. 12, 1984

RECORDED JUL 2 1982

10:45 A. M.

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