

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.



BOOK 724 PAGE 85

KNOW ALL MEN BY THESE PRESENTS, that **PEARCE-YOUNG-ANGEL COMPANY,**
A Corporation chartered under the laws of the State of **South Carolina,** and having a principal place of business at

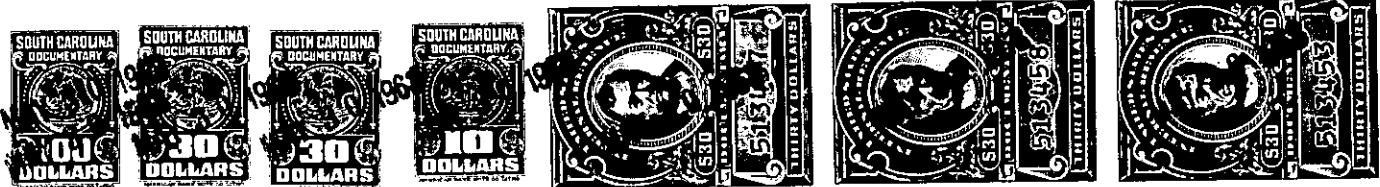
Greenville, State of South Carolina in consideration of **Eighty-four Thousand Five Hundred Sixty-seven & no/100 (\$84,567.00)** Dollars, plus assumption of mortgage hereinafter referred to, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **PEACO CORPORATION, its successors and assigns,**

ALL that certain tract of land situate, lying and being near White Horse Road, in Greenville County, South Carolina, and more particularly described as follows:

BEGINNING at a point in the northeasterly margin of White Horse Road, said point being 37.5 feet from the center of White Horse Road measured at right angle, and being North 41° 45' West 178.233 feet from the northeasterly intersection of White Horse Road and Commerce Road, and being a corner of property conveyed by Piedmont and Northern Railway Company to Pearce-Young-Angel Company by deed dated April 20, 1960; thence with the northeasterly margin of White Horse Road North 41° 45' West 546.767 feet to a point; thence North 48° 15' East 250.00 feet to a point in the southwesterly right of way line of Piedmont and Northern Railway service track "A"; thence south 41° 45' East 546.767 feet to a point, being a corner of property conveyed by Piedmont and Northern Railway Company to Pearce-Young-Angel Company by said deed; thence South 48° 15' West 250.00 feet to the point of beginning, containing 136,691.75 square feet, more or less, or 3.138 acres, more or less, as shown within red lines on print of Drawing F-1285 dated February 24, 1960, attached to deed from Piedmont and Northern Railway Company to Pearce-Young-Angel Company, recorded July 25, 1961 in Deed Book 678, at page 397. This is the same property conveyed to grantor herein by said deed of Piedmont and Northern Railway Company recorded in Deed Book 678 at Page 397. Also conveyed is all equipment and improvements located on said property. Said property is conveyed subject to the following conditions and restrictions:

1. No building or permanent structure shall be erected or placed upon the property nearer than 87.5 feet from the center line of White Horse Road as now laid out.
2. The said Peaco Corporation, its successors and assigns, shall, at all times provide and maintain ample drainage to carry storm water from the roof of any and all buildings placed or to be placed upon said tract of land and from said tract of land to the storm sewer located in White Horse Road.

Grantee assumes and agrees to pay that certain mortgage to Southern Bank and Trust Company on which there is a balance due of \$206,503.96.



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 18th day of May, 19 63.

SIGNED, sealed and delivered in the presence of:

Mary Ellen King
C. T. Hyde

PEARCE-YOUNG-ANGEL COMPANY (SEAL)
A Corporation
By: *Joe B. Pearce*
President
Joe B. Pearce
Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 the grantor's 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 18th day of May, 19 63.
James C. Carver (SEAL)
Notary Public for South Carolina.

C. T. Hyde

RECORDED this 30th day of May 19 63, at 1:51 P. M., No. #30813

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161-2231-1-10