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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA OLLIE FARNSWORTH  
COUNTY OF GREENVILLE R. H. C.

THIS DEED, Made this 23rd day of December, 1968, between SEABOARD COAST LINE RAILROAD COMPANY, a corporation organized and existing under the laws of the Commonwealth of Virginia, party of the first part; HOOVER BALL AND BEARING COMPANY, a corporation organized and existing under the laws of the State of Michigan, party of the second part; and UNITED STATES TRUST COMPANY OF NEW YORK, Corporate Trustee under the First (formerly General) Mortgage dated March 1, 1950, made by the former Atlantic Coast Line Railroad Company to which Seaboard Coast Line Railroad Company is successor by merger, party of the third part;

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Thirteen Thousand One Hundred Seventy-Five Dollars (\$13,175.00) to it paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said party of the second part, its successors and assigns, all that certain tract of land situate, lying and being near Mauldin, County of Greenville, State of South Carolina, and described as follows, to wit:

Beginning at a point on the southwestern line of Industrial Boulevard distant 878.99 feet southeastwardly, measured along said boulevard line, from the eastern boundary line of the right of way of the main track of Seaboard Coast Line Railroad Company, which right of way is 100 feet wide on each side of the center line of said main track; running thence South 57° 16' East, along said boulevard line, 535.8 feet to the northwestern line of a road; thence South 32° 44' West, along said road line, 276.5 feet; thence North 57° 16' West, 535.8 feet; thence North 32° 44' East, 276.5 feet to the point of beginning; containing 3.4 acres, more or less, and being shown outlined in YELLOW on print of plat dated April 24, 1968, revised May 23, 1968, prepared by Piedmont Engineers and Architects, which print is attached hereto and made a part hereof.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said party of the second part, its successors and assigns, forever; SUBJECT, However, to all reservations, conditions, restrictions and easements affecting said premises.

Except as to the matters set forth in the preceding paragraph, the said party of the first part hereby binds itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said party of the second part, its successors and assigns, against it and its successors and assigns and all other persons lawfully claiming or to claim the same or any part thereof.

-279- MB.4-1-2.9  
OUT OF MB.4-1-2

(Continued on next page)

Plat Recorded in Deed Book 867 Page 275

County Stamps Paid \$17.85  
See Act No. 380 Section 1