

TITLE TO REAL ESTATE - CORPORATION FORM - John M. Dillard, P.A., Greenville, S.C.

ADDRESS: 1515 ...

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.
MAR 31 3 10 PM '78
DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that **GARRETT, WENCK & GARRETT, INC.**
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 **Three Hundred Fifty Five Thousand and**
No/100 ----- (\$355,000.00) ----- 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

ASTEC INDUSTRIES, INC., its successors and assigns:

ALL that piece, parcel or tract of land, situate, lying and being on the southern side of Maple Street Extension near Simpsonville, South Carolina, in Austin Township, Greenville County, S. C., being shown and designated as Tract A on a plat of the property of Garrett, Wenck & Garrett, Inc., made by Carolina Engineering & Surveying Company dated July 2, 1968, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a spike in the center line of Maple Street Extension at the corner of property now or formerly owned by E. W. King, and running thence with the center of Maple Street Extension, N. 77-37 E., 294.7 feet to an iron pin; thence continuing with the center of Maple Street Extension, N.86-45 E., 110 feet to an iron pin; thence a new line through other property owned by David H. Garrett and Blake P. Garrett, S. 23-24 W., 739.4 feet to an iron pin in the line of property now or formerly owned by Dunk Milan; thence with Milan's line, N. 66-26 W., 350 feet to an iron pin; thence along the line of property now or formerly owned by E. W. King, N. 24-48 E., 516.9 feet to an iron pin, the beginning corner.

- 299 - 297 - 1 - 1.2

The above described property is the same conveyed to the grantors herein by deed of David H. Garrett and Blake P. Garrett recorded in Deed Book 850 at page 50 on August 13, 1968, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantees agree to pay Greenville County property taxes for the tax year 1978 and subsequent years.

RECORDED
DOCUMENTARY
STAMP
TAX
718.00

RECORDED
DOCUMENTARY
STAMP
TAX
100.00

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)' 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)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same of 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 31st day of March 19 78

Signed, sealed and delivered in the presence of:
John M. Dillard
Constance B. McBride

GARRETT, WENCK & GARRETT, INC. (SEAL)
(A Corporation)
By: *Blake P. Garrett* President
and *David H. Garrett* 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 31st day of March 1978
Constance B. McBride (SEAL)
Notary Public for South Carolina
My commission expires 5/22/83
John M. Dillard

RECORDED this _____ day of _____ 19____, at _____ M., No. _____
297-1-1.2 (CONTINUED ON NEXT PAGE)

0287

4328 RV-2