

TITLE TO REAL ESTATE BY A CORPORATION - Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that J. PEACE AND ASSOCIATES, LTD.
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
-----One and no/100 (\$1.00)-----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

T & S Brass and Bronze Works, Inc., a New York corporation,
its successors and assigns forever

ALL that certain piece, parcel or tract of land containing 13.64 acres situate, lying and being on the western side of Old Buncombe Road in the town of Travelers Rest, Greenville County, South Carolina, and having the following metes and bounds, according to plat entitled "Survey for Saddleback Valve Company" dated December 6, 1977, by Piedmont Surveyors:

BEGINNING at an iron pin on the western right-of-way of Old Buncombe Road located 560.8 feet, more or less, south of the intersection of Old Buncombe Road and Williams Circle at the corner of property now or formerly owned by Jessie E. League; thence from said point of beginning running with the western right-of-way of Old Buncombe Road S. 2-32 E. 202.00 feet to a point; thence S. 4-18 E. 123.00 feet to a point; thence S. 4-18 E. 76.95 feet to a point; thence leaving Old Buncombe Road and running S. 70-24 W. 273.0 feet to a point; thence S. 79-26 W. 102.10 feet to a point; thence N. 80-26 E. 110.0 feet to a point; thence N. 70-38 W. 252.00 feet to a point; thence N. 19-22 E. 50.0 feet to a point; thence N. 70-38 W. 384.40 feet to a point; thence N. 19-22 E. 659.84 feet to a point; thence S. 63-56 E. 110.9 feet to a point; thence S. 26-04 W. 5.0 feet to a point; thence S. 63-56 E. 30.0 feet to a point; thence N. 26-04 E. 5.0 feet to a point; thence S. 63-56 E. 420.0 feet to a point; thence S. 65-05 E. 334.04 feet to a point on the western right-of-way of Old Buncombe Road, being the point of beginning and being the same property conveyed to the grantor herein by deed of Walter S. Briffin, Faust Nicholson and David D. Douglas, recorded December 8, 1977, in deed book 1069, page 869. - 366-4986 - 1-31-78

J. Peace and Associates, Ltd. acquired and held title as nominee for the grantee herein and is now conveying title to the above property pursuant to the directions of the grantee herein.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or pertaining; 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 whatsoever lawfully claiming or to claim in 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 10 day of May 19 78

SIGNED, sealed and delivered in the presence of

J. PEACE AND ASSOCIATES, LTD. (SEAL)
A Corporation
By:

[Signature]
Susanne B. Rhodes

[Signature]
President
[Signature]
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 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 10 day of May 1978

[Signature] (SEAL) Susanne B. Rhodes
Notary Public for South Carolina
My commission expires: _____

RECORDED this _____ day of _____ 19____ at _____ M. No. 33357

496-1-31-78

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