

TITLE TO REAL ESTATE - Offices of Riley and Riley, Greenville, S. C.

Grantee's Address:

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 00 S.C.

1143 568

KNOW ALL MEN BY THESE PRESENTS, that I, HERMAN KRIEGER,

WIFE OF MARY ERSLEY

in consideration of One Hundred Thirty-Four Thousand and No/100 (\$134,000.00)----- Dollars.

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto SIMONDS CUTTING TOOLS, WALLACE-MURRAY CORPORATION, its Successors and Assigns Forever:

All that piece, parcel or tract of land, containing 19.06 acres, more or less, net, situate, lying and being in or near the City of Travelers Rest, County of Greenville, State of South Carolina, being known and designated as Parcel A as shown on a plat prepared by Williams and Plumblee, Inc., dated February 5, 1981, entitled "Survey for Simonds Cutting Tools", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8K at Page 41, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern edge of the right of way for Frontage Road, Highway No. 25, at the joint corner of the premises herein described and other property of the Grantor herein, and running thence with the line of the said other property of the Grantor herein S. 66-36 E. 1104.3 feet to an iron pin at a pine stump; thence with the line of property now or formerly of Daniel, the following courses and distances: S. 19-42 W. 350.5 feet to an iron pin, thence N. 76-47 W. 162.4 feet to an iron pin, thence with the line of Parcel B N. 76-47 W. 50 feet to a nail and cap, thence continuing with the line of Parcel B S. 16-20 W. 60.5 feet to a nail and cap, thence still continuing with the line of Parcel B S. 14-48 E. 96.6 feet to an iron pin, thence with the line of the said Daniel property the following courses and distances: S. 14-45 E. 269.1 feet to a nail and cap, thence S. 19-46 W. 135.4 feet to an iron pin, thence continuing S. 19-46 W. 15 feet to a point in the center line of Hillhouse Creek; thence with the center line of Hillhouse Creek as the line, in a Southwesterly direction to a point, having a traverse line as follows: beginning at the first mentioned point in the center of said creek and running thence S. 19-46 W. 15.9 feet to a point on the Southern bank of said creek on property now or formerly of Pavluk, thence S. 52-55 W. 153.2 feet to a point, thence N. 83-31 W. 93 feet to a point, thence S. 53-25 W. 59.8 feet to a point in the center line of said creek and in the line of property now or formerly of Roe, et al., thence with the line of said Roe property N. 27-47 W. 1193.5 feet to an iron pin on the Eastern edge of the right of way for the Frontage Road of Highway No. 25; thence with the Eastern edge of the said right of way for the Frontage Road of Highway No. 25 the following courses and distances: N. 17-46 E. 240.3 feet to an iron pin, thence N. 17-33 E. 97.1 feet to an iron pin, thence N. 19-11 E. 34 feet to the point of beginning. (Continued on Back)

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(s) does hereby bind the grantor(s) and the grantor(s) heirs or successors, executors and administrators 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 or any part thereof.

WITNESS the grantee(s) heirs and assigns this 2nd day of March, 1981.

SIGNED, sealed and delivered in the presence of Herman Krieger (SEAL)

Mary Ersley (SEAL)
William Plumblee (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that he saw the within named grantor(s) sign, seal and as the grantor(s) act and deed deliver the within written deed and that he, with the other witnesses subscribed above witnessed the execution thereof.

Subscribed to before me this 2nd day of March, 1981.
William Plumblee (SEAL)
Notary Public for South Carolina
My commission expires 7-31-91

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons, renounce, release and forever relinquish unto the grantor(s) and the grantor(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 2nd day of March, 1981.
Mary Ersley (SEAL)
Notary Public for South Carolina
My commission expires 7-31-91

RECORDED this _____ day of _____, 1981.

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