

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FEB 26 2 57 PM 1969

KNOW ALL MEN BY THESE PRESENTS, that We, <sup>COPY TO JOHN T. LANGSTON</sup> John T. Langston, Sr. and John T. Langston, Jr.

in consideration of -----One and No/100 (\$1.00)----- Dollars,  
and the premises herein,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto UNIVERSAL EQUIPMENT COMPANY, INC., its successors and assigns forever; All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate lying and being at the westerly corner of the intersection of Industrial Drive and Commercial Drive, in Pleasantburg Industrial Park, near the City of Greenville, containing 29,150 square feet on plat of survey for Pleasantburg Industrial Park recorded in the RMC Office for Greenville County in Plat Book DDD at page 67. According to said plat, the property is more fully described as follows, to-wit:

BEGINNING at an iron pin on the westerly side of Industrial Drive and running thence along the edge of said Drive on a curve, the chord of which is S. 6-01 E. 71.2 feet to an iron pin at the intersection of Industrial Drive and Commercial Drive; thence along the westerly side of Commercial Drive, S. 14-55 W. 83.7 feet to an iron pin; thence running along the joint line of property of Walter S. Griffin, N. 75-05 W. 200 feet to an iron pin; thence running N. 14-55 E. 150 feet to an iron pin; thence S. 75-05 E. 174.3 feet to the point of beginning.

ALSO: All that certain piece, parcel or lot of land lying and being on the westerly side of Industrial Drive and being shown on a plat entitled Survey for Walter Griffin, made by Piedmont Engineers & Architects, May 9, 1967, and recorded in the RMC Office for Greenville County in Plat Book RKR at page 31

According to said plat, the property is more fully described as follows: BEGINNING at an iron pin on Industrial Drive at the joint front corner of lot entitled Universal Equipment Company and the lot described herewith, and running thence N. 75-05 W. 174.30 feet to an iron pin; thence N. 14-55 E. 79.6 feet to an iron pin; thence S. 75-05 E. 112.10 feet to an iron pin on Industrial Drive; thence along Industrial Drive, S. 16-28 E. 3.25 feet to an iron pin; thence continuing with said Drive, S. 23-10 E. 98.10 feet to the point of beginning.

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(s) do(es) hereby bind the grantor(s) and the grantor(s)'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)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 10th day of February, 19 69.

SIGNED, sealed and delivered in the presence of:

*[Handwritten signatures of witnesses]*

*[Handwritten signature of John P. Langston Sr.]* (SEAL)  
*[Handwritten signature of John T. Langston Jr.]* (SEAL)  
\_\_\_\_\_  
(SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

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

SWORN to before me this 10th day of February, 19 69.

*[Handwritten signature of Notary Public]* (SEAL)  
Notary Public for South Carolina.  
My commission expires January 1, 1970

*[Handwritten signature of witness]*  
\_\_\_\_\_  
(SEAL)

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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'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

10th day of February, 1969.  
*[Handwritten signature of Notary Public]* (SEAL)  
Notary Public for South Carolina.  
My commission expires January 1, 1970

*[Handwritten signature of Marea J. Langston]*  
\_\_\_\_\_  
(SEAL)

RECORDED this 26 day of February 19 69, at 2:57 P. M., No. 20282

-499-258-3-23