

Know All Men by These Presents:

That we, Walter W. Goldsmith and Walter S. Griffin, in the State aforesaid, in consideration of the sum of Ten dollars and other valuable consideration ~~Twenty Dollars~~ to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Modern Warehouses, Inc., a corporation, its successors and assigns, forever,

ALL those two lots of land in Greenville County, South Carolina, on the northeastern side of Industrial Drive, in Pleasantburg Industrial Park, described as follows:

- (1) ALL that lot of land shown on a plat entitled "Survey for Modern Warehouses, Inc." made by Piedmont Engineering Service, November 18, 1961, and recorded in Plat Book ZZ, page 100, in the R. M. C. Office for Greenville County. This property is subject to a 50 foot building setback line as a restrictive covenant.
- (2) ALL that lot of land shown on a plat entitled "Survey for Modern Warehouses, Inc." made by Piedmont Engineering Service, November 28, 1961, recorded in Plat Book ZZ, page 100, in the R. M. C. Office for Greenville County. This property is subject to a 50 foot building setback line shown on said plat, which is a restrictive covenant.

The above two lots are subject to an easement for telephone line. See instrument recorded in Vol. 642 at page 457 in said R. M. C. Office.

This property is more fully described in a deed from R. M. Caine to Modern Warehouses, Inc., constituting a part of this same transaction; and reference to said deed and plats is hereby craved for a fuller description. The interests of the grantors in this deed together with the interest of the grantor in the deed of R. M. Caine to the grantee constitute all of the interests in this property.

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 said Premises before mentioned unto the grantee(s) hereinabove named, and its ~~Heirs and Assigns forever~~ successors and assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand s and seal s this 15th day of November in the year of our Lord One Thousand Nine Hundred and sixty-one.

Signed, Sealed and Delivered in the Presence of

Marian P. Farrar
George F. Townes

Walter W. Goldsmith (Seal)
Walter S. Griffin (Seal)
 _____ (Seal)
 _____ (Seal)

State of South Carolina,
 Greenville County

Personally appeared before me Marian P. Farrar

and made oath that She saw the within named grantor(s) Walter W. Goldsmith and Walter S. Griffin sign, seal and as their act and deed deliver the within written deed, and that she, with George F. Townes witnessed the execution thereof.

Sworn to before me this 15th day of November A. D. 1961
George F. Townes (Seal)
 Notary Public for South Carolina

Marian P. Farrar

State of South Carolina,
 Greenville County

RENUNCIATION OF DOWER

I, George F. Townes, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Nelle M. Griffin wife of the within named Walter S. Griffin did this day appear before me, and 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 whomsoever, renounce, release, and forever relinquish unto Modern Warehouses, Inc., a corp. its successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 15th day of November A. D. 1961
George F. Townes (Seal)
 Notary Public for South Carolina

Nelle M. Griffin

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____

Recorded this 5th day of December 1961, at 8:40 A. M., No. 14160

For Re-Recorded Deed See Deed Book 733 Page 96

-499- PT OF 258-3-20. 2.16 AC. OUT OF 258-3-1