STATE OF SOUTH CAROLINA, )

Greenville County. )

KNOW ALL MEN BY THESE PRESENTS: That

MAULDIN CONSTRUCTION COMPANY, a South Carolina corporation, Grantor, for and in consideration of the sum of ONE DOLLAR (\$1) to it in hand paid by the Grantee hereinafter named, receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto SOUTHERN RAILWAY COMPANY, a Virginia corporation, Grantee, its successors and assigns,

AN EASEMENT OR RIGHT OF WAY over and upon that certain parcel of land of Grantor, situate, lying and being at PARIS, in Greenville County, South Carolina, for the construction, maintenance, operation and repair of a portion of a proposed railroad spur track to be constructed upon said land of Grantor; said parcel of land being described as follows: to wit,

TO FIND THE POINT OF BEGINNING, start at the point of switch for the aforementioned spur track to serve Commodity Warehouse Company, Inc., which said point of switch is located 324 feet southwest of milepost 478 of said Railway Company, measured along the center line of its main track running between Spartanburg and Greenville, and proceed thence in a southwesterly direction, along the center line of said spur track, a distance of 501 feet to the westerly boundary of the right of way of Old U. S. Highway No. 29, the POINT OF BEGINNING; and running thence Southwestwardly, along aid highway right of way line, a distance of 25 feet; thence Northwestwardly, along the line dividing the properties of Commodity Warehouse Company, Inc., and Grantor, at right angles to said highway right of way line, to a point 534 feet from said point of switch in said main track; thence continuing Northwestwardly, along the last mentioned course, a distance of 16 feet; thence Northeastwardly, 60 feet, more or less, to said highway right of way line; thence Southwestwardly, along said highway right of way line, a distance of 25 feet, more or less, to the point of beginning; said parcel of land having an area of 800 square feet, more or less, and being located substantially as shown outlined in red on print of Drawing No. 2-24, dated October 19, 1964, annexed hereto and made a part hereof.

TO HAVE AND TO HOLD SAID EASEMENT or right of way unto Southern Railway Company, its successors and assigns, so long as it or they may require the same for the construction, maintenance, operation and repair of said railroad spur track; PROVIDED, however, and this conveyance is made upon the condition, that in the event that the Grantee shall, at any time hereafter, abandon said spur track, and in evidence thereof shall discontinue the operation of the same, and take up and remove the rails, materials and fixtures therein, then and in such event, the easement or

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