

thence, N. 81°-00' E., a distance of 46.47 feet to a point that is 25 feet southwardly from, as measured radially to, the center line of said spur track; thence, N. 88°-11' E., a distance of 47.03 feet to a point that is 25 feet southwardly from, as measured radially to, the center line of said spur track; thence, S. 85°-28' E., a distance of 46.79 feet to a point that is 25 feet southwardly from, as measured radially to, the center line of said spur track; thence, S. 77°-06' E., a distance of 46.25 feet to a point that is 25 feet southwardly from, as measured radially to, the center line of said spur track; thence, S. 68°-08' E., a distance of 46.16 feet to a point that is 25 feet southwestwardly from, as measured radially to, the center line of said spur track; thence, S. 59°-36' E., a distance of 46.8 feet to a point that is 25 feet southwestwardly from, as measured radially to, the center line of said spur track; thence, S. 53°-24' E., a distance of 47.48 feet to a point that is 25 feet southwestwardly from, as measured radially to, the center line of said spur track; thence, S. 48°-04' E., a distance of 47.67 feet, more or less, TO THE POINT OR PLACE OF BEGINNING; said Parcel No. 2 containing 3.114 acres, more or less, and being shown outlined in red on the attached print of Drawing No. TC-77-0028, dated March 12, 1977, last revised October 11, 1978.

Being a portion of the same land conveyed to Georgia Industrial Realty Company by deed of James H. Woodside and W. S. Bradley, dated February 2, 1948, and recorded in the Office of the Register of Mesne Conveyances in Greenville County, South Carolina, in Deed Book 335, Page 175 on February 2, 1948.

SUBJECT, however, to such easements and restrictions as may appear of record or as may be apparent from an examination of the premises and such rights as Duke Power Company and Southern Bell Telephone and Telegraph Company, respectively, may have heretofore acquired as evidenced by recorded grants to construct and maintain wire lines upon and across said land, and subject to an easement of The Trustees of Furman University, its successors and assigns, for an existing 12" water main crossing the southwest corner of the above described Parcel No. 2, said easement being 10 feet wide, 5 feet on each side of the centerline of said 12" water main, said easement being located substantially as shown outlined in green on said attached print of Drawing No. TC-77-0028.

RESERVING unto Grantor its successors and assigns, the right to establish and maintain cut and fill slopes on and along the southerly side of Parcel No. 1 hereinabove described for the existing and future spur track(s) of The Atlanta and Charlotte Air Line Railway Company.

TO HAVE AND TO HOLD all and singular the land and premises before mentioned and hereby conveyed unto the said HARRY L. HUFFMAN, his heirs, executors, administrators and assigns, forever.

Grantor hereby binds itself and its successors to, except as hereinabove provided, warrant and forever defend the right and title to the above