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THIS DEED, SIGNED this 30th day of June, A.D., 1981, between SEABOARD COAST LINE RAILROAD COMPANY, a Virginia corporation, hereinafter called "Grantor"; FOUNTAIN INN FEED & SEED COMPANY, INC., a South Carolina corporation, whose mailing address is 102 Depot Street, Fountain Inn, South Carolina, hereinafter called "Grantee"; and UNITED STATES TRUST COMPANY OF NEW YORK, Corporate Trustee under the First (formerly General) Mortgage dated March 1, 1950, made by the former Atlantic Coast Line Railroad Company, to which Seaboard Coast Line Railroad Company is successor by merger, and CHEMICAL BANK, Corporate Trustee under the Consolidated Mortgage dated as of March 15, 1971, made by Seaboard Coast Line Railroad Company, hereinafter called "Trustees";

(Wherever used herein, the terms "Grantor" and "Grantee" shall be construed in the singular or plural as the context may require or admit and shall include the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH: That Grantor, for and in consideration of the sum of TWENTY-EIGHT THOUSAND DOLLARS (\$28,000.00) to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto Grantee all the estate, right, title, lien, equity, interest, claim and demand which Grantor has in and to that certain tract or parcel of land situate, lying and being at or near Fountain Inn, County of Greenville, State of South Carolina, and described as follows, to wit:

Beginning on the North line of Jones Street (60-foot wide right of way) at a point located 25 feet northeast of as measured at right angles from the center line of Grantor's main track; running thence northwestwardly 25 feet northeast of and concentric to the center line of said main track, 479.71 feet; thence North 44° 36' East, 25.62 feet to a point; thence South 82° 09' East, 161.0 feet; thence South 45° 24' East, 375.46 feet to the North line of Jones Street; thence South 57° 03' West along the North line of Jones Street, 115.82 feet to the Point of Beginning; containing 1.16 acres, more or less, being shown on print of survey prepared by Wm. J. Griffin, dated February 14, 1981, which print is attached hereto and made a part hereof, the foregoing being part of the same premises acquired by Grantor herein by virtue of the merger on July 1, 1967, of Atlantic Coast Line Railroad Company into Seaboard Air Line Railroad Company pursuant to Articles of Merger dated June 20, 1967, which Articles of Merger were fully recorded in the office of the Secretary of the State of South Carolina on the 18th day of July, 1967.

18(699) 346-1-34-1.16 AC (New CHARGE FOR 1982)

TO HAVE AND TO HOLD all the estate, right, title, lien, interest and claim whatsoever of Grantor, either in law or equity, together with all and singular the appurtenances thereto belonging or in anywise appertaining, to the proper use, benefit and behoof of Grantee forever.

Grantee, by acceptance of this deed, hereby agrees to construct and maintain, in accordance with all applicable statutes, ordinances, building codes, subdivision covenants and restrictions, an adequate roof and surface drainage system from the land hereinabove conveyed to the nearest drainage or storm sewer system in order to prevent the discharging of roof, surface and other drainage waters upon the right of way or lands and other facilities or properties of Grantor. The covenant of Grantee to construct and maintain

GRANTEE Address: 102 Depot St., F.I., S.C.

Not prepared and recorded by
JAMES W. GRIFFIN
ATTORNEY AT LAW
GREENVILLE, S.C.

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