

feet to N.I.P.; thence S. 22-49 E. 25.1 feet to N.I.P.; thence N. 60-06 E. 45.2 feet to N.I.P.; thence S. 30-41 E. 105.5 feet to N.I.P.; thence N. 69-55 E. 180.4 feet to the point of beginning and containing 10.22 acres and .A (6 foot) maintenance easement is retained along south side of holding pond fence, also easement along overflow pipe from holding pond to creek.

ALSO: All those below described rights and easements reserved unto Grantor in that conveyance by it of 4.210 acres to KM Fabrics, Inc. recorded July 14, 1983 in Volume 1192, page 344 of the Greenville County RMC Office; which acreage is better described in a plat of survey made by Dalton & Neves Co. Engineers, dated July 1983 and entitled "Property of KM Fabrics, Inc." recorded in Plat Book 9-Q, page 50.:

- (1) An easement for the operation and maintenance of a pump, as located on the plat referred to above, situate in Tract N. 3, said easement to be of sufficient dimensions for the maintenance and operation of said pump;
- (2) An easement for ingress to and egress from the aforesaid pump to other property of the Grantor herein;
- (3) Easement for pipes, fittings and electrical power for the operation and maintenance of said pump; and
- (4) The right to use water from the streams (indicated on plat as "Drainage Easement") at the location of said pump;
- (5) The right to discharge rainwater and overflow from the pond on property of the Grantee into the "Drainage Easement."

All easements granted herein by the Grantor shall be deemed to run with the land and shall inure to the benefit of and bind the Grantee herein, the Grantor herein, their respective successors and assigns.

Said transfer is subject to that easement for ingress and egress from Track No. 2 granted by Grantor to KM Fabrics, Inc. and better described as "Ingress-Egress Easement" as shown on that plat of survey entitled "Property of KM Fabrics, Inc." as referenced above; and

Further subject to outstanding leases encumbering premises executed by Grantor.

DERIVATION: This is a portion of the property conveyed to the Grantor herein by deed of Abney Mills, dated August 7, 1978, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1089, page 594 on August 18, 1978.