

tance of 80 feet, more or less, to a point on the eastern right-of-way of Pine Street; thence turning and running N 13° 21' W along the eastern right-of-way of Pine Street for a distance of 93.73 feet, more or less, to a point along the eastern right-of-way of Pine Street; thence turning and running S 82° 11' E for a distance of 669.8 feet, more or less, to an iron pin; thence turning and running S 28° 14' E along property, now or formerly, of J. Gathings for a distance of 257.37 feet, more or less, to an iron pin; thence turning and running S 59° 27' W along property, now or formerly, of the Ben Outen Estate for a distance of 321.2 feet, more or less, to an iron pin; thence turning and running S 30° 10' E along property, now or formerly, of Ben Outen Estate for a distance of 99.89 feet, more or less, to an iron pin; thence turning and running S 80° 17' W along property, now or formerly, of the Ben Outen Estate for a distance of 275.0 feet, more or less, to an iron pin located in an oak stump; thence turning and running S 89° 00' W along property, now or formerly, of the Ben J. Outen Estate for a distance of 484.22 feet, more or less, to an iron pin; thence turning and running S 78° 53' W along property, now or formerly, of the Ben Outen Estate for a distance of 76.14 feet, more or less, to an iron pin on the eastern right-of-way of Sycamore Street; thence turning and running N 13° 53' W along the eastern right-of-way of Sycamore Street for a distance of 573.45 feet, more or less, to the point of Beginning.

The within conveyance is subject to existing easements and rights-of-way for streets, roads and utilities, recorded and/or in place, including but not limited to easements for installation and maintenance of water mains, sewer lines and power lines.

The property described herein is the identical property heretofore conveyed to Grendel Corporation by deed of Pageland Screen Printers, Inc., dated May 21, 1979 and recorded in Deed Book 257 at page 973 in the Office of the Clerk of Court for Chesterfield County.

AND ALSO

All that certain piece, parcel or tract of land situate, lying and being in the Town of Pageland, County of Chesterfield, State of South Carolina, containing .15 acre, more or less, as will appear by reference to a plat of survey entitled "Plat of Property of Pageland Screen Printers, Inc. to be Conveyed to Grendel Corporation", prepared by James H. Hoover, P.E., dated May 7, 1979, which plat is recorded in Plat Book 29 at Page 158 in the Office of the Clerk of Court for Chesterfield County. The property hereby conveyed is shown on said plat as Tract No. 2 and is triangular in shape, being bounded and described as follows: Beginning at a point on the eastern right-of-way of Pine Street thence turning and running S 83° 51' E along property of Eula M. Lockhart and property, now or formerly, of Townley Meadows Estate for a distance of 676.87 feet, more or less, to an iron pin; thence turning and running N 82° 11' W along property now of Grendel Corporation, for-