

STATE OF SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS; That

For and in consideration of the sum of SIX THOUSAND DOLLARS (\$6,000.00) to the party of the first part paid by the party of the second part, the receipt whereof is hereby acknowledged, OCEOLA REAL ESTATE AND INSURANCE COMPANY, party of the first part, a corporation, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto GEORGIA INDUSTRIAL REALTY COMPANY, a corporation, party of the second part, and its successors and assigns, forever,

ALL that certain tract, piece or parcel of land of Oceola Real Estate and Insurance Company situate, lying and being in the County of Greenville and State of South Carolina, adjoining the lands of Mrs. V. A. Raines, Pink Smith and J. T. Gilbert, more particularly described as follows, to-wit:

BEGINNING at a stone planted at the intersection of the dividing line between the land of the party of the first part and the land of Pink Smith, with dividing line between said lands and land of Mrs. V. A. Raines; and running thence

(1) South 51° 27' East, along dividing line between land of party of the first part and land of Smith, said course crossing located common center line of proposed new double track railroad of Atlanta and Charlotte Air Line Railway at Survey Station 5514-3.9 and running 701.8 feet to point which is 100 feet, measured at a right angle, southeast of said located common center line of said proposed new double track railroad; thence

(2) South 62° 49' West, parallel with and 100 feet southeast of said located common center line, 255.8 feet to line of lot of J. T. Gilbert thence

(3) North 38° 31' West, with said Gilbert's line, crossing said common center line at Survey Station 5516-43.8 and running 267.1 feet to Gilbert's northeast corner; thence

(4) South 48° 54' West, with Gilbert's line, 121.5 feet to his northwest corner; thence

(5) South 40° 36' East, with Gilbert's line, crossing said common center line at Survey Station 5517-62.5, running 239.4 feet to a point which is 100 feet, measured at a right angle, southeast of said located common center line; thence

(6) South 62° 49' West, parallel with and 100 feet southeast of said located common center line, 1101.5 feet to line of land of Mrs. V. A. Raines; thence

(7) North 36° 12' East, with Mrs. V. A. Raines' line, crossing said common center line at Survey Station 5527-30.6, and running 1427.4 feet to point or place of beginning.

SAID tract of land containing 10.79 acres, and being shown in yellow on outline map on blue print map of survey dated September 14, 1915, hereunto annexed and made a part hereof.

TO HAVE AND TO HOLD the said land, together with all and singular the rights, members, tenements, hereditaments and appurtenances unto the same belonging, or in anywise appertaining, unto the said Georgia Industrial Realty Company, party of the second part, its successors and assigns forever, in fee simple.

It is understood by the said Oceola Real Estate & Insurance Company that a railroad of one or more tracks of one or more tracks may be constructed across the tract of land hereby conveyed, and that Georgia Industrial Realty Company may convey to Atlanta and Charlotte Air Line Railway Company a strip of land to be used by it for the purposes of the construction, maintenance and operation of said railroad. For the consideration hereinbefore mentioned, the said Oceola Real Estate & Insurance Company, for itself and its successors and assigns, does hereby release and remit unto Georgia Industrial Realty Company, and its successors and assigns, any and all damages, or claims for damages, accruing or to accrue to the residue of its property by or by reason of the construction, maintenance and operation of said railroad upon and across the tract of land hereby conveyed. It is further understood by Oceola Real Estate & Insurance Company that the construction of said railroad across the tract of land hereby conveyed will deprive the Oceola Real Estate &

SEE next page.

Insurance Company, and its successors and assigns, of access, across said property hereby conveyed, to the Piedmont & Northern Railway, or to any of the lands lying north of the tract hereby conveyed and might interfere to such extent with the development of the remainder or residue of the property of the Oceola Real Estate & Insurance Company; and for the consideration aforesaid, Oceola Real Estate & Insurance Company, for itself and its successors and assigns, does hereby waive such access and does release and remit unto Georgia Industrial Realty Company, its successors and assigns any and all damages accruing or to accrue from or by reason of the deprivation of the Oceola Real Estate & Insurance Company, its successors and assigns, of such access and consequent interference with the development of the residue of said property, as aforesaid. THE party of the first part, for itself and its successors and assigns, covenants and agrees unto and with said Georgia Industrial Realty Company that it is lawfully seized of said land in fee and has the right to make this conveyance; that the said land is free from any encumbrances, and that it will, and its said successors shall, forever warrant and defend the title to said land unto said Georgia Industrial Realty Company, its successors and assigns, against itself, and its successors, and against any and all persons lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said Oceola Real Estate & Insurance Company has caused these presents to be executed and its corporate seal to be hereunto affixed and attested by its officers thereunto duly authorized, this 9th day of November, in the year of our Lord One Thousand, Nine Hundred Fifteen, and in the One Hundred Fortieth year of the Sovereignty and Independence of the United States of America.

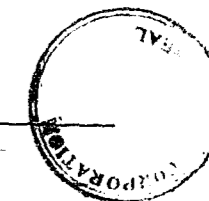
OCEOLA REAL ESTATE & INSURANCE COMPANY (L.S.)

By J. D. Marchbanks, President.

Signed, sealed and delivered in presence of:

T. P. Cothran, George T. Motlow, Subscribing Witnesses.

L. S. Attest: W. D. Browning, Secretary.



STATE OF SOUTH CAROLINA ss. GREENVILLE COUNTY.

On this 9th day of November, 1915, at my office in said County aforesaid, personally appeared before me, Geo. T. Motlow, a Notary Public for said County, T. P. Cothran, to me known, and known to me to be one of the subscribing witnesses to the foregoing deed, and made oath that he saw the within named Oceola Real Estate & Insurance Company, by J. D. Marchbanks, and W. D. Browning, sign, seal and deliver the foregoing writing and deed, as its President and Secretary respectively, of said Oceola Real Estate & Insurance Company, a corporation, and for their act and deed, and as for the act and deed of said Oceola Real Estate & Insurance Company, and that he, with Geo. T. Motlow, witnessed the due execution thereof on the day of the date thereof.

Sworn to and subscribed before me this 9th day of November, 1915.

George T. Motlow, Notary Public.

T. P. Cothran.

(SEAL)

See next page.

For plat of this deed see Plat Book "D" page 60.