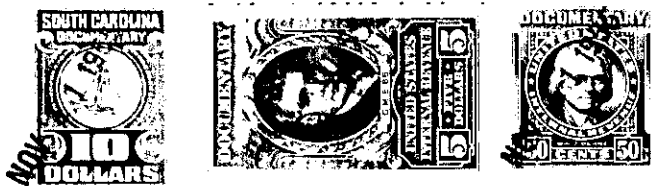


State of South Carolina,

COUNTY OF GREENVILLE



KNOW ALL MEN BY THESE PRESENTS That ALWIN REALTY CO. a corporation chartered under the laws of the State of North Carolina and having its principal place of business at Charlotte in the State of North Carolina for and in consideration of the sum of FIVE THOUSAND AND NO/100THS (\$5,000.00)----- dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto JOHN H. LANGLEY:

All that piece, parcel or lot of land situate, lying and being on the Southeastern side of Pinckney Street, near the City of Greenville, in the County of Greenville, State of South Carolina, consisting of 0.93 acres as shown on a plat entitled "Property of Alwin Realty Co. near Greenville, S. C.", made by Dalton & Neves, December, 1949, revised June, 1951, and February, 1955, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Pinckney Street in the center of a railroad siding and running thence with the Southeastern side of Pinckney Street N. 1-24 E. 107 feet to an iron pin, N. 28-13 E. 211 feet to an iron pin, N. 36-35 E. 82.6 feet to an iron pin at the Southwestern corner of the intersection of Pinckney Street and a proposed 40-foot street; thence with the Southwestern side of said proposed 40-foot street S. 48-39 E. 230.0 feet to an iron pin in the center line of a railroad siding; thence in a westerly direction with the center line of said railroad siding 387 feet to an iron pin, the point of beginning.

This is a portion of the property heretofore conveyed to the grantor herein by F. W. Poe Manufacturing Company by its deed dated December 28, 1949, and recorded in the R. L. C. Office for Greenville County in Deed Book 399 at page 45.

Together with the right in perpetuity (insofar as the grantor has the authority to grant such right) to use at all times in common with the grantor and its designees, the railroad siding shown upon the plat hereinabove referred to, which railroad siding was constructed by the grantor and runs from a point near the Westerly side of Suncombe Road in a Southwesterly direction to connect with tracks of the Southern Railway Company; provided, however, that said railroad siding shall not be obstructed by railway cars serving the property of either the grantee, the grantor, or its designees, except as may be necessary in the actual movement of such cars into or out of the respective premises of said parties.

The grantor herein specifically reserves to itself, its successors and assigns, a perpetual easement across the above described tract of land for the maintenance, operation and use of the aforementioned railroad siding.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.