

KNOW ALL MEN BY THESE PRESENTS, that PIEDMONT LUMBER COMPANY, INC., a Corporation chartered under the laws of the State of South Carolina, in consideration of Twenty-five Thousand and no/100 Dollars (\$25,000.00), the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto GREENVILLE RESCUE MISSION, INC., all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, containing 2.80 acres, more or less, on Pinkney Street Ext., shown on plat entitled "Property of Piedmont Lumber Co." made by R. E. Dalton, R. L. S., dated December 1922, and having, according to said plat, the following metes and bounds:

BEGINNING at a pin at the Northwestern corner of intersection of Montgomery Avenue and Pinkney Street and running thence with the Western side of Pinkney Street, N 32-37 W 242.3 feet to a pin; thence S 56 - 48 W 171.5 feet to a pin; thence S 57 - 59 W 235.7 feet to a pin; thence S 2 - 17 E 166 feet to a pin, thence S 32 - 17 E 110 feet to a pin on Montgomery Avenue; thence with the Northwestern side of Montgomery Avenue N 57 - 37 E 35.2 feet to a pin; thence still with the Northwestern side of Montgomery Avenue, N 27 - 03 E \_\_\_\_\_ feet to a pin; thence still with the Northwestern side of Montgomery Avenue, N 56 - 30 E 448.3 feet to the beginning corner.

This conveyance is subject to the Southern Railroad right of way and water line right of way shown on said plat and to the easements reserved in this deed.

The seller hereby reserves to itself and its successors and assigns an easement across the above described property 25 feet in width for a railroad spur track. This easement is for a new spur track which is more fully shown and described on a plat known as Drawing B-7677, File R-1604, Note Book 2001 of the office of the Chief Engineer of Southern Railway System, reference to which plat is craved for a fuller description of this easement. At such time as the above new spur track is built across the property the seller agrees that it will bear the expense of removing that portion of the existing warehouse which may be required to be removed on account of said track, and that such removal will be accomplished in workman like manner. This Plat is recorded in Book AAA, Page 119.

The seller reserves to itself and its successors and assigns the right to exclusive possession and use of the following described easement for the purpose of loading and unloading from box cars placed on the existing railroad siding:

: ALL that parcel of land within the boundary of the property described above beginning at the Northern corner of said property and running thence with the Northwestern property line to the point at which the railroad right of way ceases to be 25 feet in width and becomes 15 feet in width; thence with the line terminating the 25 feet right of way and along a projection of said line to a point on the Southern edge of the proposed new railroad siding right of way (said right of way to be 25 feet in width); thence with the Southern side of said proposed new right of way to Pinkney Street, thence with Pinkney Street to the beginning corner. It is the intention of this description to include that portion of the property lying between the Southern edge of the proposed new right of way and the Northwestern property line.

At such time as the new siding is completed and ready for use then this easement shall terminate and cease.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee and its successors and assigns forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee and its successors and assigns forever and against every person whomsoever lawfully claiming or to claim the same or any part thereof.