

BEGINNING at an iron pin at the southeastern corner of the 0.90-acre tract hereinabove described and running thence with the line of property now or formerly of Bowsteel Corporation S. 89-18 E. 40 feet to an iron pin; thence N. 0-42 E. 177.1 feet, more or less, to a point on the southern edge of the right-of-way for a railroad siding; thence with the curve of the southern edge of the said right-of-way and following the courses thereof in a westerly direction to a point in the line of the 0.90-acre tract hereinabove described; thence with the line of said tract S. 27-36 E. 63.3 feet, more or less, to an iron pin; thence continuing with the line of said tract S. 8-55 E. 179.6 feet to the point of beginning.

TOGETHER with easements for street purposes and utilities as shown on a plat prepared by Carolina Engineering & Surveying Co., dated November 25, 1969, revised February 28, 1970, revised May 13, 1970, entitled "Survey for Cooper Shackelford" and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-G at page 61, said easements being shown on the plat referred to hereinabove as South Burty Road and a 50-foot street, and extending (1) from the Northwestern corner of Tract F in a westerly direction to South Carolina Highway No. 20 and (2) from the Northerly boundary of the easement first referred to hereinabove in a northerly direction to Lenhardt Road.

TOGETHER with an easement for a railroad siding as shown on said plat, said easement springing from the Donalds spur of the Southern Railroad (being a 70-foot right-of-way), and running in a westerly direction and then curving in a southerly direction.

The easements set forth herein are appurtenant to the premises herein conveyed and are to be used in common with other owners of the 83.08-acre tract of which the tracts herein conveyed are a part, their successors and assigns forever.

This conveyance is subject to all roadways, recorded restrictions, setback lines, easements and rights-of-way affecting the above-described property including, but not limited to, the following:

- (1) Restrictions recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 890 at page 16.
- (2) Easement for railroad siding as set forth in Deed from The Peoples National Bank of Greenville, South Carolina, as Trustee, to Bowsteel Corporation dated May 28, 1968, and recorded in the R. M. C. Office for Greenville County, South Carolina

(CONTINUED BELOW)

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 said Paul C.

Broun, his

Heirs and Assigns forever.

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Carolina, in Deed Book 845 at page 501.

This is a portion of the property conveyed to the grantors herein by deed of The Peoples National Bank of Greenville, S. C., as Trustee, dated May 14, 1970, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 890 at page 12 and by deed of Fidelity Company, Inc., dated May 15, 1970, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 890 at page 9.

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