

TITLE TO REAL ESTATE

The State of South Carolina,
County of Greenville.

This Indenture, made and entered into this 20th day of January, 1942, by and between the Charleston & Western Carolina Railway Company, a corporation organized and existing under the laws of the State of South Carolina, party of the first part; Central Hanover Bank and Trust Company, a corporation organized and existing under the laws of the State of New York, Trustee under the First Mortgage of Charleston & Western Carolina Railway Company, dated October 1, 1896, party of the second part; Safe Deposit and Trust Company of Baltimore, a corporation organized and existing under the laws of the State of Maryland, Trustee under the First Consolidated Mortgage of Charleston & Western Carolina Railway Company, dated February 12th, 1914, party of the third part; and Balentine Packing Company, Inc., a corporation organized and existing under the laws of the State of South Carolina, party of the fourth part;

W I T N E S S E T H:

Whereas, the party of the first part has made written request, authorized by a resolution of its Executive Committee, that the parties of the second and third parts hereto, respectively, release from the lien and operation of the said First Mortgage and First Consolidated Mortgage, the parcel of land, with interest in land and tracks, hereinafter described, located in the City of Greenville, County of Greenville, State of South Carolina, as hereinafter described, and

Whereas, it has been duly represented by said party of the first part to said parties of the second and third parts that by such release no part of the lines of main track or the right of way therefor of the said party of the first part will be released and that the continuity of none of the railways so mortgaged will be broken, and that the land to be conveyed by this deed is not requisite or expedient to be retained for use in connection with the operation of the mortgaged property, nor for use in conducting the business thereof, and that this release on the part of the said parties of the second and third parts has been requested for the purpose of giving to the party of the fourth part good title to the above mentioned parcel of land, with interest in land and tracks;

NOW, THEREFORE, in consideration of the premises and of the sum of Eighteen Thousand, Four Hundred and Seventy five dollars (\$18,475.00) to it in hand paid by the party of the fourth part, the receipt whereof is hereby acknowledged, the party of the first part hath granted, bargained and sold, aliened, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, convey and confirm unto the party of the fourth part, its successors and assigns, forever, all that certain piece or parcel of land located in the City of Greenville, County of Greenville, State of South Carolina, bounded and described as follows, to-wit:

Beginning at the point of intersection of the southwest line of East Court Street and the west line of Gas Street and running thence northwestwardly, along said Court Street line, 180.5 feet; thence southwestwardly, at right angles from the preceding course, 85.5 feet; thence southeastwardly, at right angles from the preceding course, 66 feet; thence southwestwardly, at right angles from the preceding course, 15 feet; thence southeastwardly 140 feet, more or less, to a point on the said west line of Gas Street distant 101.4 feet southwardly, measured along the said west line of Gas Street, from the point of beginning; thence northwardly, along the west line of Gas Street, 101.4 feet to the point of beginning; containing 18518 square feet, more or less; a part of said land having been conveyed by Mary McBeth to The Greenville and Laurens Railroad Company by deed dated November 4, 1886, recorded in Book SS, page 528, of the Public Records of Greenville County, South Carolina, and a part by deed from G. F. Townes, Executor of the Will of Dudley Talley, deceased, to The Greenville and Laurens Railroad Company, dated October 23, 1886, recorded in Book SS, page 277, of the Public Records of said County; also All Right, Title and Interest of the party of the first part in and to a strip or parcel of land described as beginning at the western most corner of the land above described 140 feet northwestwardly from said Gas Street line and running thence northwestwardly, parallel with the center line of tract No. 2, hereinafter described, a distance of 123 feet; thence northeastwardly, at right angles from the preceding course, 15 feet; thence southeastwardly, parallel with said center line, 123 feet; thence southwestwardly 15 feet to the beginning corner; containing 1845 square feet; also All Right, Title and Interest of the party of the first part in and to the railroad tracks as now located on the two parcels of land above described, which tracks comprise that part of track No. 2 which extends northwestwardly 261 feet from the west line of Gas Street, and that part of track No. 4 which extends northwestwardly 195 feet from said Gas Street; said two parcels of land and said tracks being shown in yellow on the blue print hereto attached and made a part hereof. See plat Book K, page 114.

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

To Have and to hold, all and singular the said land and premises before mentioned unto the said Balentine Packing Company, Inc., party of the fourth part, its successors and assigns forever.