

Atlanta and Charlotte Air Line Railway Company, parallel to and at all points one hundred (100) feet distant southeastwardly (measured at right angles) from center line of said original A&CAL main track, a distance of eight hundred sixty-four and seventy-eight hundredths (864.78) feet, more or less; to the point or place of beginning; containing 5.66 acres, more or less; and being shown in yellow outline on print of Drawing No. E-1623, dated June 15, 1951, prepared in the office of Chief Engineer MW&S of Southern Railway Company at Charlotte, N. C., hereunto annexed; and being part of the property conveyed to Georgia Industrial Realty Company by James H. Woodside and W. S. Bradley by deed dated February 2, 1948, recorded in the RMC Office for Greenville County, S. C., in Book 335, page 175, February 2, 1948;

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining;

SUBJECT to such rights as the owner thereof may have to maintain upon and along said premises the existing wire and pole line now located thereon.

TO HAVE AND TO HOLD all and singular the land and premises before mentioned and hereby conveyed unto the said OWEN STEEL COMPANY, INC., its successors and assigns, forever.

Georgia Industrial Realty Company hereby binds itself and its successors to warrant and forever defend all and singular the said land and premises hereby conveyed unto the said Owen Steel Company, Inc., its successors and assigns, against itself, the said Georgia Industrial Realty Company, and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantee covenants and agrees, for itself and its successors and assigns, unto and with Grantor, its successors and assigns, as a covenant running with the land, and as a part of the consideration for this conveyance, said covenant being evidenced by the acceptance and recordation of this deed by Grantee, that said premises hereby conveyed will be utilized for and in connection with construction thereupon of a substantial building or structure and plant improvements for use and to be used in and in connection with the conduct upon said premises of the steel fabricating business of Grantee, and that upon the failure of Grantee, its successors or assigns, to construct said building or structure and improvements and to use said premises for the purposes aforesaid within three (3) years next ensuing from and after the date of this conveyance, Grantor shall have the right to repurchase said land and property at and for the price or sum of Four Thousand Five Hundred Twenty-eight Dollars (\$4,528), said right of repurchase being hereby reserved and to continue for one (1) year after the