

Southern Railway System a distance of 1,154 feet to a monument; thence North 8 deg. 04 min. East 167.3 feet to a point; thence North 10 deg. 19 min. East 231.5 feet to a monument, the place of beginning and being that property known as the Central Cotton Company property of Grantor.

There is also hereby conveyed by this deed to the Grantee herein, all other real estate and interest in real estate now owned by the Grantor, Ely & Walker, Inc. in Greenville County, South Carolina, whether or not the same is described above, including, specifically but not exclusively, all lands, buildings, permanent improvements, leases, rights-of-way, easements, water rights, contractual rights and spur track rights and interest, all reversionary and remainder interest, and all incorporeal hereditaments of every type and kind to the extent that the same may be assigned and transferred by Ely & Walker, Inc., and also specifically conveying all of the right, title and interest of Ely & Walker, Inc. in and to the beds of any alleys, roads, streets, rivers or streams and in and to the property over which the right-of-way of the Southern Railway System and the P & N Railroad is located.

The foregoing property was conveyed to the Grantor herein by F. W. Poe Manufacturing Company by deed dated December 28, 1957 recorded in the R.M.C. office for Greenville County, South Carolina in Deed Book 594 at page 233.

THIS CONVEYANCE IS MADE SUBJECT, however to all easements and rights-of-way of record, if any, except to the extent released or terminated, affecting any of the land herein conveyed and subject to all existing rights-of-way and easements for streets, roads and highways affecting any of such lands.

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 said premises before mentioned unto the said Burlington Industries, Inc., its successors and assigns forever.

AND said Ely & Walker, Inc. covenants that it is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free and clear of all liens and encumbrances, except as hereinabove stated; and that with such exceptions it does hereby bind itself, its successors and assigns, to warrant and forever defend the said premises unto the said Burlington Industries, Inc., its successors and assigns, against the said Ely & Walker, Inc. and its successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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