

THIS DEED, Made this 17th day of September, A.D., 1974, between SEABOARD COAST LINE RAILROAD COMPANY, a Virginia corporation, hereinafter called "Grantor"; HOOVER BALL AND BEARING COMPANY, a Michigan corporation, mailing address: 135 E. Bennett St., Saline, Michigan 48176 hereinafter called "Grantee"; and UNITED STATES TRUST COMPANY OF NEW YORK, Corporate Trustee under the First (formerly General) Mortgage dated March 1, 1950, made by the former Atlantic Coast Line Railroad Company, to which Seaboard Coast Line Railroad Company is successor by merger, hereinafter called "Trustee";

(Wherever used herein, the terms "Grantor" and "Grantee" shall be construed in the singular or plural as the context may require or admit and shall include the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH: That Grantor, for and in consideration of the sum of One Hundred Eighty Dollars (\$180.00) to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto Grantee, that certain strip or parcel of land situate, lying and being at or near Mauldin, County of Greenville, State of South Carolina, and described as follows, to wit:

Beginning at the western corner of a parcel of land containing 3.4 acres, more or less, conveyed by Grantor to Grantee by deed dated December 23, 1968, which deed is recorded in Deed Book 867, Page 271, of the public records of Greenville County, South Carolina; running thence South 57° 16' East along the southwestern boundary of said parcel of land 535.8 feet to the southern corner of said parcel of land, which corner is located on the northwestern line of Bilo Street; thence South 32° 44' West, along said street line 2.3 feet; thence North 57° 16' West, 535.8 feet; thence North 32° 44' East, 2.3 feet to the point of beginning; containing 0.03 of an acre, more or less, and being shown on print dated April 22, 1974, prepared by Piedmont Engineers and Architects, which print is attached hereto and made a part hereof; the foregoing being part of the same premises acquired by Grantor herein by viture of the merger on July 1, 1967, of Atlantic Coast Line Railroad Company into Seaboard Coast Line Railroad Company pursuant to Articles of Merger dated June 20, 1967, which Articles of Merger were fully recorded in the office of the Secretary of State of South Carolina on the 18th day of July, 1967.

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TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD said premises unto Grantee in fee simple forever; SUBJECT, However, to reservations, conditions, restrictions and easements of record.

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