STATE OF SOUTH CAROLINA

WARRANTY DEED

COUNTY OF GREENVILLE

KNOWN ALL MEN BY THESE PRESENTS That Abney Mills, a corporation chartered under the law of the State of South Carolina and having its principal place of business at Gre**e**nville in the State of South Carolina for and in consideration of the sum of Thirty-seven thousand and five hundred and no/100 (\$37,500.00) Dollars, to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) and conveyance by the grantee herein by deed of even date herewith of certain real property briefly described as being located in Anderson, South Carolina, on the eastern side of U.S. Highway 76 consisting of a tract of approximately 34 acres has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Piedmont Plush Mills, Inc, its successors and assigns forever:

All those parcels or tracts of land, situate, being and lying on the western side of Easley Bridge Road and the intersection of said road with Benson Street on the north and Davis Street on the south being known and designated as Lots 503, 504, 505, 506, 507, 508 and 509 according to that certain plat entitled "Abney Mills Brandon Plant" dated February 19, 1959, prepared by Dalton and Neves, Surveyors, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ at page 59 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the front corner of Lot 504 at the intersection of rights of way of Benson Street and Easley Bridge Road and running thence S. 67-50 W. 37 feet along the right of way of Easley Bridge Road and continuing along the said right of way Easley Bridge Road the following courses and distances: S. 64-39 W. 107 feet to an iron pin; S. 56-35 W. 85 feet to an iron pin; S. 48-04 W. 116 feet to an iron pin; S. 43-54 W. 133 feet to an iron pin; S. 42-12 W. 84 feet to an iron pin; S. 37-49 W. 95 feet to an iron pin; thence with the right of way for Davis Street N. 44-22 W. 201 feet to an iron pin; thence N. 38-10 W. 39 feet to the joint side line of Lots 509 and 492; thence with the joint side line of Lots 509 and 492 N. 39-30 E. 163.3 feet to an iron pin; thence N. 33-48 E. 133.9 feet along the rear line of Lot 508; thence N. 33-48 E. 165.1 feet along the rear line of Lot 507; thence N. 33-48 L. 31 feet to an iron pin in the rear line of Lot 506; thence along the rear line of Lot 506 N. 70-25 E. 84 feet to an iron pin; thence S. 33-26 E. 83 feet along the side line of Lot 506; thence N. 52-56 E. 235 feet along the side line of Lot 503 to a point at the right of way for Benson Street; thence S. 16-39 E. 128.2 feet to an iron pin; thence continuing along the right of way for Benson Street S. 8-24 E. 138 feet to the point of beginning. -235- 118-3-13THKU19

Together with any right title and interest in and to a street designated as Benson Street and formerly known as Dorsey Boulevard.

The above conveyance is made subject to rights of way and easements of record and zoning laws, if any, which apply to the above-described premises.

The value of the tract of approximately 34 acres, which forms part of the consideration for the within conveyance, is \$132,500.00.