

INDUSTRIAL REALTY CO., INC.

1. All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing approximately 10 acres, and being more particularly described by metes and bounds as follows:

Beginning at a point at the northwest corner of the 5.2 acre tract conveyed to the grantor, Greenville & Northern Railway Company, by deed recorded in Book of Deeds 720, at Page 155, in the center of Grand Drive-Way (now Pinsley Circle), and running thence N. 89-13 E. 423.5 feet to pin; thence N 89-30 E 406 feet to pin at corner of tract of land now or formerly owned by R. F. McKinney; thence with said tract, S 9-30 W 539 feet to pin; thence S 89-30 W 406 feet to pin; thence S 89-20 W 318 feet to pin; thence N 0-59 W 524.7 feet to the point of beginning in Pinsley Circle, together with all exits and entrances appurtenant thereto.

Also, rights of ingress and egress from Sulphur Springs Road to the above premises over and upon the existing roads and rights of way owned by Greenville & Northern Railway Company or in which Greenville & Northern Railway Company has an interest, as shown on the plat of Berea Industrial Park area by Carolina Engineering and Surveying Co. dated May 3, 1960, as revised May 19, 1965.

It is expressly understood and agreed that this conveyance does not include the existing railroad track, the 50-foot railroad scales, the scales house and the fixtures and equipment related thereto, all of which are now located on the subject property, and the title to and ownership of which remains in Greenville & Northern Railway Company.

Being the same conveyed to the Mortgagor by deed of Greenville & Northern Railway Company dated October 12, 1971, recorded October 22, 1971 in said R.M.C. Office in Deeds Book 928, Page 144

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