

or less, to the point of beginning.

The within conveyance is subject to existing easements and rights-of-way for streets, roads, railroads and utilities, recorded and/or in place, including, but not limited to easements for industrial side tracks and agreements with Seaboard Coast Line Railroad Company, its predecessors and with Greenwood Warehouse, Inc., and also with Duke Power Company.

SCHEDULE A

TRACT 2:

All that certain piece, parcel or tract of land, together with improvements thereon, situate, lying and being in the City of Anderson, County of Anderson, State of South Carolina, containing 17.02 acres, more or less, as shown on a plat of survey entitled "Plat Showing Property of Abney Mills to be Deeded to Grendel Corporation", prepared by Farmer and Simpson, Engineers, Anderson, South Carolina, dated May 7, 1979, which is recorded in Plat Book 85 at Page 363 in the Office of the Clerk of Court for Anderson County. As shown on said plat, such property is bounded as follows: on the northeast by the southern right-of-way of Southern Railway's main track; on the southeast by lands now or formerly of said railroad and the northwestern right-of-way of Railroad Circle; on the south by land now or formerly of Standard Warehouse Company; on the west by the eastern right-of-way of 'C' Street; on the northwest by the southeastern rights-of-way of Mill Street and 'A' Street and property of Eathan Talmadge Emblar and Ramsuer Oil Company, Inc., and is more particularly described as follows:

BEGINNING at a point at the intersections of the South-Eastern rights-of-way of Mill Street and 'C' Street, running thence North 77° 6' East, 77.0 feet along the right-of-way of said Mill Street to a point; running thence North 61° 33' East, 70.0 feet along said right-of-way to a point; running thence North 41° 2' East 100.0 feet along said right-of-way to a point; running thence North 37° 8' East 23.7 feet along said right-of-way to a point; running thence North 37° 54' East 100.0 feet along said right-of-way to a point; running thence North 31° 38' East 50.0 feet along said right-of-way to a point; running thence North 5° 30' West 67.5 feet along the Eastern right-of-way of 'A' Street to a point; running thence North 10° 55' West 250.0 feet along said right-of-way to a point where said right-of-way intersects with the Southern property line of a lot designated as "A" on said plat; running thence North 56° 26' East 100.0 feet along said boundary line to a point; running thence South 71° 38' East 103.5 feet along the South Western boundary of a lot designated as "B" on said plat to a point in the center line of Whitner Creek; running thence North 13° 15' East 166.9 feet along the said center line of Whitner Creek to a point where the creek intersects with the right-of-way of Southern Railway Company; running thence along the right-of-way of said Railway South 50° 27' East 613.8 feet to a point; running thence North 1° 14' West 19.8 feet to a point; running thence South 56° 13' East 94.8 feet to a point; running thence South 8° 11' West 150.6 feet to a point; running thence South 41° 32' West 106.6 feet to a point in the right-of-way of Seaboard Coast Line Railroad; running thence along said right-of-way South 62° 34' West 31.4 feet to a point, South 56° 12' West 100 feet to a point; South 47° 19' West 100 feet to a point; South 38° 44' West 100 feet to a point; South 29° 45' West 100 feet to a point; South 21° 0' West 100 feet to a point; South 14° 52' West 44.4 feet to a point where the center line of the two Seaboard Coast Line Railroad tracks diverge; running thence South 10° 55' West 55.7 feet to a point; running thence South 2° 59' West 100 feet to a point; running thence North 87° 39' East 3.0 feet to a point; running thence South 5° 6' East 69.6 feet to a point; running thence South 8° 2' East 108.5 feet to a point; running thence along the Northwestern boundary of property now or formerly owned by Standard Warehouse Company South 82° 48' West 327 feet to a point where said line intersects with the Eastern right-of-way of 'C' Street; running thence along said right-of-way North 8° 8' West 185.9 feet to a point; running thence North 16° 35' West 100 feet to a point; running thence North 27° 52' West 177 feet to a point; running thence North 26° 38' West 80 feet to a point; running thence North 11° 1' West 126.9 feet to a point; running thence North 8° 30' West 128.0 feet to a point, the BEGINNING. Said tract of land contains 17.02 acres. Less, however, 0.729 acres as will appear by reference to a plat dated September 24, 1979 as prepared by Anderson Surveying Associates, Inc., which said 0.729 acres was conveyed to Grendel Corporation

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