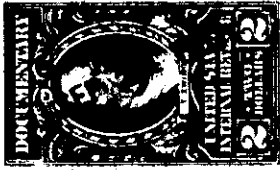


BOOK 584 PAGE 498

The State of South Carolina,

COUNTY OF GREENVILLE


 FILED
 GREENVILLE CO. S. C.
 SEP 24 12 12 PM 1957

 KNOW ALL MEN BY THESE PRESENTS, That Blue Ridge Corporation

 a corporation chartered under the laws of the State of South Carolina

and having its principal place of business at

Greenville in the State of South Carolina for and in consideration

 of the sum of Six Thousand Eight Hundred Three and No/100 (\$6803.00) Dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee

hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and

 released, and by these presents does grant, bargain, sell and release unto Chas. S. Tanner
Co., a Rhode Island Corporation, its successors and assigns:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as lot # 3, according to a plat of property of Gower Manufacturing Company to be conveyed to Blue Ridge Corporation, prepared by George T. Ervan, Jr., L. S. dated 8-24-57 and recorded in the R.M.C. Office for Greenville County in Plat Book GG at Page 195, and having according to said plat the following notes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of the right-of-way of the Furman Hall Road, and the right-of-way of the P. & N. Railroad, and running along the right-of-way of the Furman Hall Road, N. 28-25 E. 290 feet to an iron pin at the joint corner of lots # 2 and 3; thence along the common line of said lots, S. 58-05 E. 315 feet to an iron pin at the intersection of lots # 3 and 6; thence S. 23-25 W. 110.18 feet along the common line of lots # 3 and 6, to an iron pin on the right-of-way of said P. & N. Railroad; thence in a Southwesterly direction along the line of the said right-of-way, of the P. & N. Railroad 354 feet more or less to an iron pin, the point of beginning.

ALSO, all the grantor's right, title and interest in and to that portion of said lot # 3 which is subject to the right-of-way of the P. & N. Railroad as shown on said plat. It is understood and agreed that the general warranty hereinafter granted does not cover said area subject to the right-of-way.

As part of the consideration for this deed the grantor, for itself and its successors and assigns, hereby reserves and excepts from the conveyance of the hereinabove described property, a right-of-way and easement for railroad siding and transportation purposes in and to that certain portion of lot # 3 designated on said plat as "R.R. Siding". (Said portion being approximately 15 ft. in width and running in an North-Eastern to South-Western direction across the eastern portion of said lot 3.)

It is understood and agreed that the grantor and the grantee herein, and their successors and assigns shall have equal rights to the use of the portion of the property designated "R. R. Siding". The grantor and its successors and assigns shall have the right to enter and use the property of the grantee, and its successors and assigns for the purposes of constructing, maintaining, operating and repairing the said "R. R. Siding". This easement and right-of-way is a covenant running with the

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