concerning the occupation and use of a parcel of the right of way of said railway connected with improvements appurtenant to the above described property encroaching upon the 40-foot right of way of said railway, including, but not limited to, a written agreement between Southern Railway Company and Peerless Folding Ladder Company dated December 24, 1921, and an agreement between Southern Railway Company and E. W. Montgomery Company, dated December 28, 1931, the said E. W. Montgomery Company having assigned its interest to Greenville Bonded Warehouse Co., Inc., by instrument of assignment dated August 20, 1936, which includes any improvements appurtenant to the above described property including spur tracts, a certain fence, a loading platform and any other structures located on the 40-foot right of way claimed by Southern Railway Company, or its successors in title. The warranties hereinafter set forth shall not apply to the conveyance of the real and personal properties contained in this paragraph, but on the contrary, the Grantor hereby quitclaims to the Grantee all its right, title and interest therein.

The above described property is hereby conveyed subject to the following matters, to-wit:

- 1. City of Greenville and Greenville County property taxes for the tax year 1983 and subsequent years.
- 2. Restrictive covenants, including a 10 foot building setback line, contained in deeds for various lots from Melrose Land Company.
- 3. Any railroad right of way claimed by Southern Railway Company or its successors in title, which includes any encroachments by improvements appurtenant to the above described property onto said right of way, including fencing, buildings and a loading platform.
- 4. Any agreements between Southern Railway Company and the Grantor, its predecessors in title, for the use of a portion of the right of way claimed by Southern Railway Company, including those agreements specifically above mentioned, and including an agreement between Modern Warehouses, Inc. and Southern Railway Company for the same.
- 5. The rights of all tenants in possession to the property under recorded and unrecorded leases or oral agreements.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 26×10^{12} Day of September, 1983.

Signed, sealed and delivered in the	MODERN WAREHOUSES, INC. (SEAL)
Constance & The Brid	(A Corporation)
24norum	AND: AND: AND: AND: AND: AND Secretary
STATE OF SOUTH CAROLINA) COUNTY OF GREENVILLE)	PROBATE
named Corporation, by its duly authorand deed deliver the within written above witnessed the execution thereo	gned witness and made oath that (s)he saw the within rized officers, sign, seal and as the grantor's act deed and that (s)he, with the other witness subscribed of.
SWORN to before me this	lay of September 19 83
Company 16 Millarde	(SEAL) Something
Notary Public for South Carolina	
My Commission Expires: 6/20/53	
RECORDED this 26 day of Septem	her , 19 83, at 4:30 P. M., No. 10089