

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS That PIEDMONT AND NORTHERN RAILWAY COMPANY, a corporation duly organized and existing under and by virtue of the laws of the State of South Carolina, in consideration of the sum of Five Hundred (\$500.00) Dollars to it in hand paid at and before the sealing of these presents by DIXIE WASTE PAPER CORPORATION, a corporation duly organized and existing under and by virtue of the laws of the State of South Carolina, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Dixie Waste Paper Corporation, its successors and assigns, that certain lot, piece or parcel of land situate, lying and being within the corporate limits of the City of Greenville, County of Greenville, State of South Carolina, and more particularly described as follows:

BEGINNING at an iron pin in the southerly margin of Welborn Street, formerly known as Northern Street, said iron pin being located South 42 - 28 West, 25 feet from the center line of Welborn Street and being the northwesterly corner of property conveyed by Piedmont and Northern Railway Company to Ross Puette by deed dated April 25, 1946; thence in a southwesterly direction with the line of Dixie Waste Paper Corporation South 42 - 28 West, 137.90 feet to an iron pin, said iron pin being North 42- 28 East, 7.5 feet from the center line of the service track of Piedmont and Northern Railway Company, and being the southwesterly corner of property of Dixie Waste Paper Corporation (formerly Ross Puette); thence North 46 - 49 West, 7.5 feet from and parallel with the center line of said service track 25 feet to an iron pin; thence North 42 - 28 East, 137.59 feet to an iron pin in the southerly margin of Welborn Street; thence with the southerly margin of Welborn Street, South 47 - 32 East, 25 feet to the point of BEGINNING, containing 3,443.62 square feet, more or less, as shown within red lines on blue print map hereto attached and made a part hereof.

The foregoing property is conveyed subject to the following conditions and restrictions, to-wit: No building or permanent structure except steps, platforms and canopies, shall be erected or placed upon said lot of land nearer the property line adjoining Welborn Street, formerly known as Northern Street, as now laid out than 61.0 feet from the center line of said Welborn Street, and no steps, platforms or canopies shall be erected or placed upon said lot nearer said property line than 56.0 feet from said center line of Welborn Street, which conditions and restrictions Dixie Waste Paper Corporation, for itself, its successors and assigns, covenants and agrees to perform and abide by, and further covenants and agrees that the same are and shall be covenants running with the land.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, unto the said Dixie Waste Paper Corporation, its successors and assigns, forever.

And the said Piedmont and Northern Railway Company does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said premises unto the said Dixie Waste Paper Corporation, its successors and assigns, against itself and its successors and all persons lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof, the said Piedmont and Northern Railway Company has caused this instrument to be executed and its corporate seal to be hereunto affixed by its proper officials, this 19th day of June, in the year of our Lord one thousand, nine hundred and forty-