

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 Nineteen Thousand (\$19,000.00) Dollars to it in hand paid at and before the sealing of these presents by STANDARD COFFEE COMPANY, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Louisiana, 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 Standard Coffee Company, Inc., its successors and assigns, all that certain tract of land situate, lying and being near White Horse, in Greenville County, South Carolina, and more particularly described as follows:

Beginning at an iron pin in the westerly margin of Commerce Road, said iron pin being at the northeast corner of property conveyed by Piedmont and Northern Railway Company to Mrs. Mamie H. Piper, et al., by deed dated June 26, 1957; thence with Mrs. Mamie H. Piper, et al., northerly line South 48° 15' West 250.00 feet to an iron pin; thence North 41° 45' West 500.00 feet to an iron pin; thence North 48° 15' East 250.00 feet to an iron pin in the westerly margin of Commerce Road; thence with the westerly margin of Commerce Road South 41° 45' East 500.00 feet to the point of beginning, containing 125,000 square feet, more or less, as shown within red lines on print of Drawing F-1622, dated July 9, 1964, attached hereto and made a part hereof, and being a portion of property conveyed by P. R. Long and L. A. Ramsey to Piedmont and Northern Railway Company by deed dated May 1, 1948, and recorded in Book 345, Page 174, in the office of the Register of Mesne Conveyance for Greenville County, South Carolina, and being a portion of property conveyed by P and N Realty Company to Piedmont and Northern Railway Company by deed dated May 31, 1950, and recorded in Book 411, Page 258, in the office of the Register of Mesne Conveyance for said Greenville County.

Said property is conveyed subject to the following conditions and restrictions:

1. No building or other permanent structure shall be placed upon the tract of land by the party of the second part, its heirs or assigns, nearer than 50 feet from the margin of Commerce Road as now laid out.
2. The party of the second part, its heirs and assigns, shall at all times provide and maintain ample drainage to carry storm water from the roof of any and all buildings hereafter placed upon said tract of land and from said tract of land to the storm sewer located within the bounds of Commerce Road.

(Continued on next page)

-161- 223.1-1-20 (2.870 Ac.)  
OUT OF 223.1-1-15 1