

The above tract contains 45.10 acres.

The sellers agree to make available to the above described land adequate utilities consisting of sewer, water, telephone, electrical power and one railroad siding facilities. The railroad facilities to be furnished either by the Southern Railway Company or the Grantee but the Grantors agree to give necessary rights of way over other lands owned by them to make railroad facilities available for one spur tract to the Grantee.

The Grantee is to pay the standard or going rates for such utilities as it consumes on the above described premises, the rates to be the same paid by other tenants of the Grantor under circumstances similar to those of the Grantee.

This conveyance is subject to certain uniform building and use restrictions imposed against this property by the Grantors and a copy of such restrictions have heretofore been furnished to the Grantee and are to be recorded by the Grantors in the R. M. C. Office for Greenville County.

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 premises before mentioned unto the said The Norwich Pharmacal Company, a New York Corporation, its successors and assigns forever.

AND we do hereby bind our successors and assigns to warrant and forever defend all and singular the said premises unto the said The Norwich Pharmacal Company, a N. Y. Corporation, its successors and assigns, against us and our successors and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

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