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 BONNIE S. TANKERSLEY  
 R.M.C.

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THIS DEED, Made this 19<sup>th</sup> day of MARCH, A. D., 1973, between SEABOARD COAST LINE RAILROAD COMPANY, (successor of Piedmont and Northern Railway Company), a Virginia corporation, hereinafter called "Grantor"; and GREENCO BEVERAGE CO., INC., a South Carolina corporation, whose mailing address is 159 Welborn Street, Greenville, South Carolina, hereinafter called "Grantee";

(Wherever used herein, the term "Grantee" shall be construed in the singular or plural as the context may require or admit and shall include the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH: That Grantor, for and in consideration of the sum of Nine Thousand Four Hundred Ninety Dollars (\$9,490.00) to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto Grantee that certain tract or parcel of land situate, lying and being at Greenville, County of Greenville, State of South Carolina, and described as follows, to wit:

Beginning at a point in the southwesterly boundary line of Welborn Street, said point being the east corner of property conveyed by the former Piedmont and Northern Railway Company to Greenco Realty, Inc., by deed dated September 17, 1957; running thence South 47 degrees 32 minutes east, along the southwesterly boundary line of Welborn Street, 149.0 feet to a point being the North corner of property conveyed by the former Piedmont and Northern Railway Company to McKoy-Helgerson Company by deed dated June 30, 1954; thence southwesterly along the dividing line of property of Grantor herein and McKoy-Helgerson Company, 131.1 feet to a point located in Grantor's northeasterly right of way line, said point located 7.5 feet northeasterly, as measured at right angles from the center line of Grantor's service track as now located; thence northwesterly along Grantor's northeasterly right of way line and parallel with the center line of said service track, 149.1 feet to the south corner of property of Greenco Realty, Inc.; thence along the dividing line of property of Grantor herein and Greenco Realty, Inc., 123.7 feet to the point of beginning; containing 18,980 square feet or 0.44 of an acre, more or less, and being shown outlined in Yellow on print of survey dated July 25, 1972, last revised September 22, 1972, prepared by Piedmont Engineers and Architects of Greenville, South Carolina, which print is attached hereto and made a part hereof; the foregoing being part of the same premises acquired by Grantor herein by virtue of the merger on July 1, 1969, of Piedmont and Northern Railway Company into Seaboard Coast Line Railroad Company pursuant to plan of Merger dated October 19, 1967, which plan of Merger was fully recorded in the Office of the Secretary of State of South Carolina on the 1st day of July, 1969. — 500 — 55 — 1 — 3.2

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

TO HAVE AND TO HOLD said premises unto Grantee in fee simple forever; SUBJECT, However, to reservations, conditions, restrictions and easements of record and also the right of way for an 8-inch water main and the right of way for a 20-inch sewer line.