

or appertaining.

TO HAVE AND TO HOLD all and singular the land and premises before mentioned and hereby conveyed unto said GEORGIA INDUSTRIAL REALTY COMPANY, its successors and assigns, forever.

The said Grantor herein, does for itself and its successors and assigns, covenant unto and with the said Grantee, its successors and assigns: That it, the said Grantor, is lawfully seized in fee simple of said premises, and that the said premises are free from all encumbrances; and that it has good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same unto the said Grantee, and to its successors and assigns, forever, against the lawful claims of all persons.

Grantee covenants and agrees, for itself and its successors and assigns, unto and with Grantor, its successors and assigns, and as a part of the consideration for this conveyance, said covenant being evidenced by the acceptance and recordation of this deed by Grantee, that said premises hereby conveyed will be utilized for and in connection with the construction thereupon of a sewage treatment plant or pumping station for use and to be used for processing of sewage from other property of Grantee, and that upon the failure of Grantee, its successors or assigns, to construct (or cause to be constructed) upon said premises such sewage treatment plant on said premises for the purposes aforesaid within five (5) years next ensuing from and after the date of this conveyance, Grantor shall have and hereby reserves the right to repurchase said land and property at and for

(CONTINUED ON NEXT PAGE)

0034

4328 IV-2