

This instrument was prepared by
S. Brian Casey
Attorney
500 Water St., Jacksonville, FL. 32202

THIS DEED, Made this 21st day of September, A.D., 1984, between SEABOARD SYSTEM RAILROAD, INC., a Virginia corporation, hereinafter called "Grantor"; GREENVILLE COUNTY REDEVELOPMENT AUTHORITY, whose mailing address is Bankers Trust Plaza, Box PP54, Greenville, South Carolina 29601, hereinafter called "Grantee"; and CHEMICAL BANK, Corporate Trustee under the Consolidated Mortgage dated as of March 15, 1971, made by the former Seaboard Coast Line Railroad Company, to which Seaboard System Railroad, Inc. is made successor by merger, hereinafter called "Trustee";

(Wherever used herein, the terms "Grantor" and "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 TWENTY-THREE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$23,500.00) to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto Grantee all the estate, right, title, lien, equity, interest, claim and demand which Grantor has in and to that certain tract or parcel of land situate, lying and being at Greer, County of Greenville, State of South Carolina, and described as follows, to wit:

Commence at the intersection of the south line of Randall Street and the west line of Depot Street; thence S 12°15' E, 2.5 feet to the point of beginning; thence continuing S 12°15' E, 69.30 feet to a point; thence S 59°43' W, 19.80 feet to a point; thence S 61°24' W, 95.80 feet to a point; thence S 64°24' W, 98.90 feet to a point; thence S 67°36' W, 95.50 feet to a point in the east line of Trade Street; thence N 11°15' W, 67.50 feet along said east line of Trade Street to a point; thence N 67°36' E, 80.60 feet to a point; thence N 64°24' E, 95.30 feet to a point; thence N 61°24' E, 105.40 feet to a point; thence N 59°43' E, 28.00 feet to the point of beginning; containing 0.47 acre, more or less, being a part of right of way acquired by deed dated July 3, 1912, Book 12, Page 368, Greer, Greenville County, South Carolina.

(1) 285-2100-4-13 (47AC)
out of R.R. R/W

TO HAVE AND TO HOLD all the estate, right, title, lien, interest and claim whatsoever of Grantor, either in law or equity, together with all and singular the appurtenances thereto belonging or in anywise appertaining, to the proper use, benefit and behoof of Grantee forever.

The Grantee acknowledges that the herein conveyance is made at its solicitation, and was not in any way initiated by the Grantor. The Grantor does not represent or warrant to the Grantee that it owns said land or has any specific title or interest in said land, and the Grantee hereby releases the Grantor, its officers and agents from any claim or demand resulting from this conveyance, or from any failure of or defect in the Grantee's title to said land conveyed by this deed.

Grantee, by acceptance of this deed, hereby agrees to construct and maintain, in accordance with all applicable statutes, ordinances, building codes, subdivision covenants and restrictions, an adequate roof and surface drainage system from the land hereinabove conveyed to the nearest drainage or storm sewer system in order to prevent the discharging of roof, surface and other drainage waters upon the right of way or lands and other facilities or properties of Grantor. The covenant of Grantee to construct and maintain such a drainage system shall be construed as a perpetual covenant running

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
JAN 14 1985
STAMP
TAX
47.00

GREENVILLE COUNTY
SOUTH CAROLINA
DOCUMENTARY TAX
JAN 14 1985
25.85

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