

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

S. C. Stamps \$20.00
U. S. Stamps \$11.00

THIS DEED, Made and entered into this 5th day of April A. D., 1947, by and between the CHARLESTON AND WESTERN CAROLINA RAILWAY COMPANY, a corporation under the laws of the State of South Carolina, party of the first part; CITIZENS LUMBER COMPANY, INC., a corporation under the laws of the State of South Carolina, party of the second part, and the SAFE DEPOSIT AND TRUST COMPANY OF BALTIMORE, Trustee, a s hereinafter mentioned, party of the third part,

WITNESSETH That the said party of the first part, for and in consideration of the sum of Ten Thousand Dollars (\$10,000.00) to it paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said party of the second part, its successors and assigns, all that certain lot or parcel of land, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and described as follows:

Beginning at a point on the northwest line of Westfield Street, 10 feet southwardly, measured radially or at right angles, from the center line of the Charleston and Western Carolina Railway Company's main track; running thence South 34 degrees West, along said Street line, 148.5 feet; thence North 54 degrees and 23 minutes West 231 feet; thence North 34 degrees and 48 minutes East 103.1 feet to a point 10 feet southwestwardly, measured radially, from said center line; thence southeastwardly, concentric with said center line, 233 feet to the point of beginning; containing 0.65 of an acre, more or less; as shown in yellow on the blue print attached and made a part hereof; the land hereby conveyed being part of the land conveyed by deed from Alice C. Ferguson to the Charleston and Western Carolina Railway Company, dated December 8, 1903, recorded in Deed Book LLL, Page 285, of the Public Records of Greenville County, South Carolina.

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 said premises before mentioned unto the said party of the second part, its successors and assigns, forever.

And said party of the first part does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said party of the second part, its successors and assigns, against itself and its successors and assigns and all other persons lawfully claiming, or to claim the same, or any part thereof.

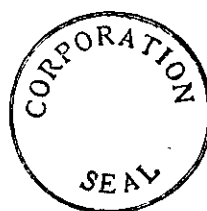
The property hereinabove described is subject to the lien of the First Consolidated Mortgage of the Charleston and Western Carolina Railway Company, dated February 12, 1914, recorded in Mortgage Book PPP, page 323, of the Public Records of Greenville County, South Carolina, in which mortgage the Safe Deposit And Trust Company of Baltimore is Trustee. And the said Trustee, party of the third part joins herein for the purpose of releasing the said premises from the lien of said mortgage.

The recitals of fact made herein are to be taken only as recitals made by the Charleston And Western Carolina Railway Company and not by the said Trustee.

IN WITNESS WHEREOF the said parties of the first and third parts have caused these presents to be duly executed by their respective Presidents or Vice Presidents, and their respective Corporate Seals to be hereunto Affixed and the same to be attested by the signatures of their respective Secretaries or Assistant Secretaries, the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

N. E. Smith
H. F. Newland

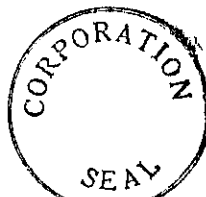


CHARLESTON AND WESTERN CAROLINA RAILWAY
COMPANY

By C. McD. David
President

Attest: W. T. Marable
Asst. Secretary

J. E. Knapp
L. W. Bregenzler



SAFE DEPOSIT AND TRUST COMPANY OF BALTIMORE
By T. B. Butler, Vice President

Attest: E. C. Pond, Secretary