

THE STATE OF SOUTH CAROLINA

MAY 12 2 40 PM '55

COUNTY OF GREENVILLE

THIS DEED, Made this 8th day of April, A.D., 1955, by and between the CHARLESTON & WESTERN CAROLINA RAILWAY COMPANY, a corporation organized and existing under the laws of the State of South Carolina, party of the first part; THE C. F. SAUER COMPANY, a corporation organized and existing under the laws of the State of Virginia, with headquarters at Richmond, Virginia, party of the second part; and MERCANTILE-SAFE DEPOSIT AND TRUST COMPANY, as Trustee under the Indenture of Mortgage made by the Charleston & Western Carolina Railway Company, dated February 12, 1914, party of the third part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Two Thousand Dollars (\$2000.00) to it paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, quit-claimed and released, and by these presents does grant, quit-claim and release unto the said party of the second part, its successors and assigns, all its right, title and interest in and to that certain strip or parcel of land situate, lying and being near Mauldin, in the County of Greenville, State of South Carolina, and described as follows, to wit:

Beginning at a point in the public road known as Old Mill Road, said point being in the center line of the main track of the Charleston & Western Carolina Railway Company, which point is 467.4 feet southwardly, measured along said center line, from mile post 124 of said Railway Company, as numbered from Augusta, Georgia; running thence northwestwardly, parallel with the southwest side of said public road 52.4 feet to a LOCATED POINT OF BEGINNING 50 feet westwardly, measured radially, from the center line of said track; running thence southwardly from said LOCATED POINT OF BEGINNING, concentric with and 50 feet from the center line of said track, 718.4 feet to the dividing line between land formerly of A. L. Forrester and land formerly of John M. Montgomery; thence southwestwardly along said dividing line 223.8 feet to a point 100 feet westwardly, measured radially, from the center line of said track; thence northwardly, concentric with the center line of said track, 959.4 feet to a prolongation northwestwardly of the first above described course; thence southeastwardly along the prolongation of the first described course 52.4 feet to the LOCATED POINT OF BEGINNING; containing 0.96 acre; as shown outlined in yellow on the blueprint attached hereto and made a part hereof; the said strip of land being part of that conveyed by deed dated June 12, 1882, from John M. Montgomery to The Greenville And Laurens Railroad Company, recorded in Volume TT, Page 109, 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 right, title and interest unto the said party of the second part, its successors and assigns, forever, subject only, however, to the conditions hereinafter imposed.

The land hereinabove described is subject to the lien of the First Consolidated Mortgage made by the Charleston & Western Carolina Railway Company to Safe Deposit And Trust Company Of Baltimore, dated February 12, 1914, and recorded in Book PPP, Page 323, of the office of Register Mesne Conveyance

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