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GREENVILLE CO. S.C.

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CLERK

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

WHEREAS King Acres, Inc., a corporation organized and existing under the laws of the State of South Carolina, hereinafter referred to as Grantor, has this date granted, bargained and sold a tract or lot of land situate, lying and being in the County of Greenville, State of South Carolina, containing 20 acres, more or less, unto Bowers Battery and Spark Plug Company, a corporation organized and existing under the laws of the State of Pennsylvania, hereinafter referred to as Grantee; and

WHEREAS, it is the intent of the grantee to construct and erect a manufacturing plant upon said property and in connection therewith is desirous of obtaining a right of way or easement over and across other lands of the grantor for the purpose of constructing thereon a spur track and/or siding from and to the existing tracks of the Piedmont and Northern Railroad; NOW THEREFORE

For and in consideration of the purchase of said 20 acre tract or land by the grantee, and other good and valuable considerations to the grantor in hand paid, the receipt whereof is hereby acknowledged, the grantor does hereby grant, bargain and convey unto the grantee, its successors and assigns the right, privilege and easement of constructing and maintaining a spur tract, siding, turn out and such other and further switches and tracks as may be necessary over and across the rear portion of property retained by the grantor and leading to the 20 acre tract this date purchased by the grantee from the grantor, such easement, privilege, or right of way to be sufficient to meet the requirements of the Piedmont and Northern Railroad for the construction and maintenance of said spur track, siding, switches, etc.

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