

described and other property of Continental which is described by this contract.

4. All such rights as were acquired by Continental by two separate deeds for the purpose of installing, maintaining, replacing or enlarging a storm drain and process line running from the plant of Fairview Mills in a West-erly direction to a ditch and creek as set forth in a deed from J. C. Vaughn to Fairview Mills dated October 4, 1950 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Volume 421 at Page 24 and by deed from J. R. Vaughn and Irene M. Vaughn to Fairview Mills dated October 10, 1950 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Volume 421 at Page 213.

Together with improvements thereon, all as leased by Continental to Fairview Mills under a net lease dated June 26, 1951, as assigned by Fairview Mills to Beaunit and assumed by Beaunit under Assignment and Assumption of Lease and Agreement, dated September 30, 1955, and as amended December 8, 1958, and June 15, 1960.

Continental hereby agrees to sell to Beaunit and Beaunit hereby agrees to buy from Continental the real estate described above on the following terms:

1. The purchase price will be Three Hundred Forty-six Thousand Dollars (\$346,000.00).
2. The sale and purchase will be consummated at the expiration of said lease on June 27, 1966, between 10 a.m. and 3 p.m. at the office of Continental, by Continental's delivery to Beaunit of (a) a stamped deed with covenants only against the lawful claims of persons claiming by, through, or under Continental, except any claims by reason of said lease, and (b) Title Policy #WS51894 in the amount of \$1,150,000 issued on September 18, 1951, to Continental, by Lawyers Title Insurance Corporation, Richmond, Virginia, and by Beaunit's delivery to Continental of its certified check or a bank cashier's check payable to the order of Continental in the amount of the purchase price of \$346,000. The covenant hereinbefore referred to shall be in the following form:

The grantor covenants that it, its successors and assigns will forever warrant and defend such property unto the grantee, his heirs,