

All of the above real property is conveyed subject, however, to the lien for current taxes not yet due, and all existing easements and rights-of-way however acquired for streets, railroads, industrial sidetracks, the aforementioned Drive Easement, water and sewer lines, electric, telephone and telegraph lines and poles, and all other public utilities, if any, serving or affecting said property, and subject also to a month to month lease between the GRANTOR and Celanese Corporation of America with respect to "New Warehouse 5-A" as shown on Factory Insurance Association map of the above property dated July 26, 1956, located at the Western end of the manufacturing area of the premises hereby conveyed.

The GRANTOR reserves to itself, with the right to convey the same to Taylors Water and Sewer District (for the purpose of operating the sanitary sewer system serving the Southern Bleachery Plant property and the Southern Bleachery villages), so much of said system as may be located upon the property hereby conveyed (including the "Disposal Pond" situated upon the within described Tract 1), together with necessary easements and rights-of-way for the proper operation, maintenance and replacement of and access to the same; but the conveyance of the aforementioned "Disposal Pond" and easements for access thereto shall be limited to a period not exceeding three (3) years, after which the land upon which the same is situate shall become the property of the GRANTEE, its successors and assigns.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining thereto.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said J. P. Stevens & Co., Inc., its successors and assigns forever; and said Burlington Industries, Inc. does hereby bind itself and its successors to warrant and defend the said premises (except for Tract 4 and that portion of the Southern Railway

(Continued on next page)