

ALL that piece, parcel or tract of land in Greenville County, South Carolina, in Gantt Township, lying on the southerly side of the Air Base Spur of the Southern Railway near White Horse Road shown as property of Gantt Manufacturing on plat of property of Gantt Building prepared by Jones Engineering Services, dated January, 1970, recorded in the Office of the R.M.C. for Greenville County in Plat Book UUU, at Page 179, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin along the edge of the southerly right-of-way of the Southern Railway Spur at the center of an unnamed 30-foot access road and running thence S. 4-00 W. 40 feet to an iron pin; thence S. 54-50 W. 120 feet to an iron pin; thence S. 01-50 W. 293.6 feet to an iron pin; thence S. 29-33 E. 730 feet to an iron pin; thence S. 04-00 W. 85.6 feet to an iron pin; thence S. 54-50 W. 168.5 feet to an iron pin; thence N. 29-33 W. 1,040 feet to an iron pin; thence N. 11-12 E. 372 feet to an iron pin; thence N. 32-33 E. 26.8 feet to an iron pin along the southerly edge of the right-of-way of the Southern Railway Spur; thence with the edge of said Spur S. 77-17 E. 328.4 feet to the beginning corner.

This is the same property conveyed to Landlord by deed of Gantt Building Incorporated, recorded in the Office of the R.M.C. for Greenville County in Deed Book 892, at Page 463.

ALSO, a right-of-way and easement for purposes of ingress and egress to and from the above described tract of land and described more particularly as follows:

That certain strip of land 30 feet in width shown on plat prepared by Jones Engineering Services as revised October 12, 1965, recorded in the Office of the R.M.C. for Greenville County in Plat Book FFP, at Page 107, and extending 15 feet on either side of the joint line of property now or formerly of J. L. Batson and Mary McWhite and 15 feet on either side of the joint line of property of J. L. Batson and Kathleen B. Garrison, said joint line having the following courses and distances:

BEGINNING at a point on the eastern right-of-way of Grove Road, joint line of property now or formerly of Batson and McWhite, and running thence with said joint line, S. 41-10 E., 490 feet to the joint corner of property now or formerly of Batson, McWhite and Garrison; thence with the joint line of Batson and Garrison, S. 4-00 W. 70.8 feet to the northern right-of-way of Southern Railway Spur; thence continuing across said Southern Railway Spur right-of-way S. 4-00 W. 60.6 feet to an iron pin. This right-of-way is subject to the right and privilege of Gantt Building Incorporated, Batson, McWhite and Garrison, their heirs, successors and assigns, to use the above described strip of land for a roadway for purposes of ingress and egress to their respective properties.

ALSO, a right-of-way and easement across the northwesterly corner of the property owned by Gantt Building Incorporated for the purpose of installing, maintaining and operating an additional spur from the existing Southern Railway to the property herein. Provided, however, that said additional spur is not to interfere with the reasonable use of Gantt Building Incorporated of the property retained by it.

Recorded September 15, 1970 At 10:34 A.M. # 6311