

OCT 22 2 10 PM '71

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

OLLIE FARNSWORTH REAL ESTATE
TITLE R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that GREENVILLE & NORTHERN RAILWAY COMPANY, a corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto INDUSTRIAL REALTY CO., INC., a South Carolina corporation, its successors and assigns:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing approximately 10 acres, and being more particularly described by metes and bounds, as follows:

Beginning at a point at the northwest corner of the 5.2 acre tract conveyed to the grantor by deed recorded in Book of Deeds 720, at Page 155, in the center of Grand Drive-Way (now Pinsley Circle), and running thence N. 89-13 E. 423.5 feet to pin; thence N. 89-30 E. 406 feet to pin at corner of tract of land now or formerly owned by R. F. McKinney; thence with said tract, S. 9-30 W. 539 feet to pin; thence S. 89-30 W. 406 feet to pin; thence S. 89-20 W. 318 feet to pin; thence N. 0-59 W. 524.7 feet to the point of beginning in Pinsley Circle, together with all exits and entrances appurtenant thereto.

Also, rights of ingress and egress from Sulphur Springs Road to the above premises over and upon the existing roads and rights of way owned by the grantor or in which the grantor has an interest, as shown on the plat of Berea Industrial Park area by Carolina Engineering and Surveying Co. dated May 3, 1960, as revised May 19, 1965.

It is expressly understood and agreed that this conveyance does not include the existing railroad track, the 50-foot railroad scales, the scales house and the fixtures and equipment related thereto, all of which are now located on the subject property, and the title to and ownership of which remains in the grantor.

220-161-1-14.1

Greenville County
Stamps
Paid \$ 53.90
Act No. 399 Sec. 1

(Continued on Next Page)