

BEGINNING at an iron pin on the Southern edge of the right of way for Lenhardt Road and on the Southwestern edge of the right of way for the Southern Railway Company and running thence with the Southwestern edge of the said railroad right-of-way S. 53-35 E. 67.6 feet to an iron pin on the Western edge of the right-of-way for South Burty Road; thence with the Western edge of the said right-of-way for South Burty Road S. 0-42 W. 36.9 feet to an iron pin; thence with the line of the property hereinabove conveyed N. 53-35 W. 106.2 feet to an iron pin on the Southern edge of the right-of-way for Lenhardt Road; thence with the Southern edge of the right of way for Lenhardt Road N. 66-08 E. 34.7 feet to the point of beginning.

TOGETHER with easements for street purposes and utilities as shown on a plat prepared by Carolina Engineering & Surveying Co., dated November 25, 1969, revised February 28, 1970, revised May 13, 1970, entitled "Survey for Cooper Shackelford" and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4G at page 61, said easements being shown on the plat referred to hereinabove as South Burty Road and a 50-foot street, and extending (1) from the Northwestern corner of Tract F in a westerly direction to South Carolina Highway No. 20 and (2) from the Northerly boundary of the easement first referred to hereinabove in a northerly direction to Lenhardt Road.

TOGETHER with an easement for a railroad siding as shown on said plat, said easement springing from the Donaldson spur of the Southern Railroad (being a 70-foot right-of-way), and running in a westerly direction and then curving in a southerly direction through the premises herein conveyed.

The easements set forth herein are appurtenant to the premises herein conveyed and are to be used in common with other owners of the 83.08-acre tract of which the tract herein conveyed is a part, their successors and assigns forever.

This conveyance is subject to all roadways, recorded restrictions, setback lines, easements and rights-of-way affecting the above-described property including but not limited to, the following:

1. Restrictions recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 890 at page 16.
2. Easement for railroad siding as set forth in the deed from Junius H. Garrison, Jr., et al, to American Hardware Supply Company, dated May 15, 1970, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 890, page 25.
3. Easement for railroad siding and for the proposed spurs therefrom, each having a total width of 20 feet as shown on a plat of the premises recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 411 at page 53.

(continued below)

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said

Joshua E. Varat

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Heirs and Assigns forever.

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This is a portion of the property conveyed to the grantors herein by deed of The Peoples National Bank of Greenville, S. C., as Trustee, dated May 14, 1970, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 890 at page 12 and by deed of Fidelity Company, Inc., dated May 15, 1970, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 890 at page 9.

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