

Carolina, a copy having been duly filed in the Office of the Judge of Probate for Greenville County.

*2/20/00*

ALSO: An easement of right-of-way for the installation and maintenance of a spur railroad track for ingress and egress to and from the above-described track by railroad over, on and along a strip of land thirty (30') feet in width, extending from the center line of the Seaboard Coastline Railroad to the above tract, the center of which thirty-foot right-of-way crosses the above-mentioned strip to be deeded as a road at a point on the southern side of said strip one hundred (100') feet from the center line of the railroad, as measured along the southern side of said strip, all as shown and delineated on the above-mentioned plat, incorporated herein by reference. However, Grantor reserves to herself, her heirs, assigns and successors in title to the remainder of the land owned by her, an easement and right-of-way for installation and maintenance of water and sewer lines and a spur railroad track over, across and under the aforesaid spur-track easement. Provided, however, any water and sewer lines and any spur track crossing the above easement must be installed or built in such a manner as not to obstruct the movement of trains or freight cars over and along said spur-track easement hereby granted which is in lieu of that heretofore granted to the Grantee by Grantor's predecessor in title, Pearle R. Daniel; and acceptance of this Deed forever releases the previously granted easement. Provided further, Grantor reserves the right to have installed a double switch at the point where the above spur track leaves the main line of the railroad for establishment of a spur track to her remaining property, if same be approved by the railroad.

The property hereby conveyed is subject to such easements or rights-of-way, if any, as may exist on or over it.

The above-described property is hereby conveyed subject to the following conditions and restrictions upon the use thereof, to wit:

1. It shall not be used or occupied at any time for any purpose other than commercial, light industrial, light manufacturing, warehousing, jobbing and wholesaling purposes and activities of a