

Harris Road, and running South 68° 48' West, 40.22 feet, more or less, to the center line of Griffin Drive; thence with the following courses and distances along said center line of Griffin Drive: North 74° 23' West, 100 feet; thence North 77° 30' West, 617.80 feet; thence North 80° 35' West, 150.00 feet; thence North 87° 19' West, 150.00 feet; thence South 89° 25' West, 150.00 feet; thence South 86° 00' West, 182.20 feet, more or less, to the point of beginning; containing 26.39 acres, more or less, and being located substantially as shown outlined in red on print of Drawing No. TC-73-0056, dated June 20, 1973, revised July 25, 1973, prepared by Piedmont Engineers, Architects & Planners, which is annexed hereto and made a part of this deed; said parcel herein conveyed being a portion of the property conveyed by deed of J. Ansel Blakely, et al., to Georgia Industrial Realty Company, dated January 5, 1965, and recorded on January 5, 1965, in Book 764 at page 485 by the Register of Mesne Conveyance for Greenville County, South Carolina.

SUBJECT, however, to such easements and restrictions as may appear of record or as may be apparent from an examination of the premises, and subject also to such rights-of-way as may exist in Greenville County, South Carolina, or the public, for the road known as Harris Road running along the easterly boundary of the parcel herein conveyed, and for the road known as Griffin Drive running along the southerly boundary of the parcel herein conveyed.

TO HAVE AND TO HOLD said parcel of land, with all and singular the rights, members and appurtenances thereof, unto the said Grantee, its successors and assigns, forever, in fee simple.

AND the said Grantor covenants, for itself and its successors and assigns, that it is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances except as above mentioned; and that it will, and its successors shall, except as hereinabove provided, warrant and defend the title to said premises against the claims of all persons whomsoever.

Grantee covenants and agrees, for itself and its successors and assigns, unto and with Grantor, its successors and assigns, as a covenant running with the land and as a part of the consideration for this conveyance, said covenant being evidenced by the acceptance and recordation of this deed by Grantee, that said premises hereby conveyed will be utilized for and in connection with the construction thereupon of a 200,000 square foot building for use and to be used for the conduct of Grantee's warehousing and distribution business, and that upon the failure of Grantee, its successors or assigns, to construct upon said premises such building as aforesaid and thereafter to use said premises for the purposes aforesaid within two (2) years next ensuing from and