

as may presently or formerly have belonged to it or its predecessors in title, within the perimeter of the following described property:

ALL those pieces, parcels or tracts of land situate on the eastern side of Buncombe Road and on the western side of Furman Hall Road, in the County of Greenville, State of South Carolina, being shown as a tract containing 1.707 acres and a tract containing 2.43 acres on a plat of the property of Beatrice Foods Company and Continental Southern Industries, Inc. dated April 14, 1976, and recorded in Plat Book 5-F at page 30 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Buncombe Road, which iron pin is in the southern edge of the Seaboard Railway right-of-way and running thence with Buncombe Road S. 3-04 E. 100 feet to an iron pin at the northwestern corner of a 3.23 acre tract; thence with said tract due east 600.2 feet to an iron pin; thence S. 79-48 E. 686.2 feet to an iron pin on the western side of Furman Hall Road; thence with said road N. 30-27 E. 254.8 feet to an iron pin in the southern edge of the Seaboard Railway right-of-way; thence with said railway right-of-way due W. 1410.1 feet to the point of beginning.

This conveyance is made subject to a 20-foot sewer right-of-way to Parker Water and Sewer Sub-District and to a 25-foot spur track right-of-way, as shown on the aforementioned plat.

It is further understood and agreed between the grantor and grantee herein that all previously granted easements and rights-of-way affecting the aforescribed property, shall be extinguished and forever closed and abandoned including but not limited to the following:

(1) A roadway easement along the northern property line of the aforementioned 3.23 acre tract and along the southern property line of the aforementioned 1.707 acre tract, more particularly described in deeds recorded in Deed Book 215 at page 78, Deed Book 233 at page 311, and Deed Book 284 at page 285 and Deed Book 233 at page 285 in the RMC Office for Greenville County.

(2) A right-of-way granted to Piedmont and Northern Railway Company for the construction, maintenance and operation of a track for railway purposes, which right-of-way is recorded in Deed Book 426 at page 220 in the RMC Office for Greenville County and is further