

1079-29

thence with the curve of the southern edge of the said right-of-way and following the courses thereof in a westerly direction to a point in the line of the 0.90 acre tract hereinabove described; thence with the line of said tract S. 27-36 E. 63.3 feet, more or less, to an iron pin; thence continuing with the line of said tract S. 8-55 E. 179.6 feet to the point of beginning.

TOGETHER with an easement for a railroad siding 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 4-G at page 61, said easement springing from the Donalds 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.

The easement set forth herein is appurtenant to the premises herein conveyed and is to be used in common with other owners of the 83.08 acre tract of which the tracts herein conveyed are 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 deed from The Peoples National Bank of Greenville, South Carolina, as Trustee, to Bowsteel Corporation, dated May 28, 1968, and recorded in the R.M.C. Office for Greenville County, South Carolina, in deed book 845 at page 501.

This is the same property conveyed to the Grantor herein by deed of Paul C. Broun, recorded in the R.M.C. Office for Greenville County, South Carolina, January 6, 1975, in deed book 1012 at page 647.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantees, and the grantees' heirs and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantees and the grantees' heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 12th day of May, 1978.

SIGNED, sealed and delivered
in the presence of:

MARTIN, INC.

(SEAL)

Elizabeth Walter Marchant
Elizabeth C. Mann

By [Signature]
President

By [Signature]
Secretary

029

4328 (N-2)