

KNOW ALL MEN BY THESE PRESENTS, that SOUTHERN RAILWAY COMPANY, a Virginia corporation, in consideration of FIFTY-FOUR THOUSAND THREE HUNDRED FIVE DOLLARS (\$54,305) to it in hand paid at and before the sealing of these presents, by ANDERSON AUTO PARTS, INC., a South Carolina corporation, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, unto the said ANDERSON AUTO PARTS, INC.:

All that piece or parcel of land situate, lying and being in the City of Greenville, Greenville County, South Carolina, and being more particularly described as follows: to wit,

BEGINNING at the point of intersection of the southernmost boundary of the property herein conveyed and the easterly right of way boundary of Wardlaw Street (50 foot right of way), said point being marked by a two inch square bolt; and running thence North 20°30' West along the said easterly right of way boundary of Wardlaw Street, a distance of 58.68 feet, more or less, to the intersection of the said easterly right of way boundary of Wardlaw Street with the southeasterly right of way boundary of Westfield Street (50 foot right of way); thence North 29°00' East along the said southeasterly right of way boundary of Westfield Street, a distance of 73.56 feet; thence North 64°54' East, a distance of 127.83 feet to a point marked by an iron pin; thence North 60°07' East, a distance of 606.63 feet to a point marked by an iron pin; thence North 63°07' East, a distance of 182.6 feet; thence North 80°52' East, a distance of 67.37 feet, more or less, to a point on the westerly right of way boundary of Academy Street; thence South 33°09' West, along the said westerly right of way boundary of Academy Street, a distance of 35.82 feet; thence South 48°56' West continuing along the said westerly right of way boundary of Academy Street, a distance of 71 feet to an iron pin; thence South 25°32' West, continuing along the said westerly right of way boundary of Academy Street, a distance of 46.53 feet; thence South 59°27' West, a distance of 667.89 feet; thence South 63°00' West, a distance of 244.5 feet, more or less, to the point of beginning; containing 2.08 acres, more or less, and being located substantially as shown outlined in red on print of Drawing No. TC-80-0010, dated February 8, 1980, annexed hereto and made a part of this deed; said parcel of land herein conveyed being a part of the property acquired by virtue of the following instruments: Alexander McBee to Richmond & Danville Railroad Company, dated May 26, 1890, recorded in the land records of Greenville County, South Carolina, Book VV, Page 805; Malinda P. McBee and Alexander McBee to Richmond & Danville Railroad Company, dated May 26, 1890, recorded in the land records of Greenville County, South Carolina, Book VV, Page 804.

SUBJECT, however, to any and all encroachments and easements as appear of record or may be apparent from an examination of the premises;

Print of Drawing No. TC-80-0010 is filed in Plat Book 7Y, at page 30.

Thomas W. Ambler, Real Estate Attorney,
Southern Railway System
P.O. Box 1900
Washington, D. C. 20013

(26) 500-71-1-4

RECORDED IN PLAT BOOK 7Y, PAGE 30
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