

The within conveyance is subject to existing easements and rights of way for streets, roads, railroads and utilities, recorded and/or in place, including, but not limited to, easements for the G & N Railroad or its predecessors, a thirty inch water line easement and rights of way as shown on the plat by Dalton & Neves Co., and also to right of way agreements entered into by Abney Mills and Duke Power Company, both dated July 16, 1971.

In addition, Abney Mills has remised, released and forever quitclaimed, and by these premises does remise, release and forever quitclaim unto the said G & G Enterprises, a South Carolina partnership, all its right, title and interest, if any, in and to any of the streets and roads as shown on the aforementioned plat, the thirty inch water line easement, easement or right of way heretofore granted to the G & N Railroad or its predecessors, with the understanding that this conveyance is subject to the right of way of the G & N Railroad, all as shown on the aforementioned plat, together with all improvements thereon, of whatsoever kind or nature including, but not limited to the following: all pumps, reservoirs, machinery, buildings, electric wires, pipes, whether subterranean or above ground, fences, poles, interest in railroad tracks, wells, conduits, sewer trunk lines, water lines, gas lines, existing utilities, electric power lines, telephone lines, roads, materials or any other structure whether subterranean or above ground.

In addition, Abney Mills transfers, conveys, assigns and sets over unto G & G Enterprises, a South Carolina partnership, all its right and obligations pursuant to those certain two agreements entered into between Abney Mills and Duke Power Company dated July 16, 1971, which said rights and obligations are herein assumed by G & G Enterprises, a South Carolina partnership.

The warranty provisions of this deed shall not apply to the cemetery as shown on the aforesaid plat nor shall they apply to this or any other quitclaim herein remised and released.

The within described property is a portion of the property conveyed to Brandon Corporation by deed of W. D. Parrish and T. C. Gower dated June 16, 1928, and recorded June 27, 1928, in the Office of the Register of Mesne Conveyances of Greenville County, South Carolina, in Deed Book 147, at Page 19. Thereafter Brandon Corporation, Belton Mills and The Abney Mills merged to become The Abney Mills by Agreement of Merger dated October 28, 1949, and recorded November 23, 1949, in the aforesaid office in Deed Book 396, at Page 399. The name of The Abney Mills was changed to Abney Mills by instrument dated February 24, 1955, and recorded February 28, 1955, in the aforesaid office in Deed Book 519, at Page 362.

Grantee's mailing address: c/o Mr. Robert A. Clay, Attorney
Corner of Park and Bennett
Greenville, South Carolina 29601