

other valuable consideration to it in hand paid at and before the sealing of these presents by Seth W. Scruggs, his heirs and assigns, forever (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 Seth W. Scruggs, his heirs and assigns, the following:

All that piece, parcel or tract of land, containing 10 acres, more or less, situate, lying and being on the Western side of U. S. Highway No. 276, near the Town of Travelers Rest, County of Greenville, State of South Carolina, being the Westerly portion of a 28.157 acre tract as shown on a plat prepared by Dalton & Neves Co., Engineers, dated January, 1980, entitled "Property of Abney Mills, Renfrew Plant", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-U at page 75, and having, according to a more recent plat prepared by Dalton & Neves Co., Engineers, dated November, 1982, entitled "Property of Seth W. Scruggs", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9-H at page 87, the following metes and bounds:

BEGINNING at an iron pin at the Northwestern corner of the premises herein conveyed and the joint corner with other property of the Grantee herein, and running thence with the line of the said other property of the Grantee herein and property now or formerly of Mary Coleman Thomason N. 58-33 E. 723.5 feet to an iron pin; thence with the line of other property now or formerly of Abney Mills S. 35-59 E. 568.47 feet to an iron pin; thence with the line of property now or formerly of Hallie Pawnee Leagle S. 52-55 W. 721.4 feet to an iron pin; thence with the line of property now or formerly of Allied Products Corporation N. 35-59 W. 639.5 feet to the point of beginning.

This is a portion of the property conveyed to the Grantor herein by deed of Abney Mills, dated March 1, 1982, and recorded in the R.M.C. Office for Greenville County in Deed Book 1163 at page 186, on March 2, 1982.

This conveyance is made subject to all existing easements and rights of way for streets, roads, railroads and utilities, of record or in place, including, but not limited to, easements and rights of way for existing telephone lines, roads, railroads, water flowage, sewerage line, water line and power line easements, and any acquired by prescription.