

ALL that certain piece, parcel or tract of land, together with all improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being shown and designated on plat entitled Survey for J. E. Serrine Company, prepared by Freeland & Associates, Engineers/Land Surveyors, dated September 28, 1981, revised March 21, 1983, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 9-J, at Page 89, and having, according to said plat; the following courses and distances:

BEGINNING at an iron pin at the Southeastern corner of the intersection of Pelham Road and Roper Mountain Road, at the joint front corner of the premise herein described and property now or formerly of the Grantor herein, and running thence with the Southwestern side of Roper Mountain Road, S. 51-51 E. 312.95 feet to an iron pin at the corner of other property of the Grantee herein; thence with the line of other property of the Grantee herein, the following courses and distances: S. 46-08 W. 233.60 feet to an iron pin; thence S. 44-02 E. 237.95 feet to an iron pin; thence N. 46-03 E. 258.84 feet to a nail and cap near the center line of Roper Mountain Road; thence with a line near the center line of Roper Mountain Road, S. 44-08 E. 385.92 feet to a nail and cap at the corner of property now or formerly of Wayne P. and Lynda E. England; thence with the line of property now or formerly of Wayne P. and Lynda E. England, the following courses and distances: S. 46-11 W. 244.81 feet to an iron pin; thence S. 43-58 E. 200.77 feet to an iron pin; thence N. 46-11 E. 246.25 feet to a nail and cap near the center line of Roper Mountain Road; thence with a line near the center line of Roper Mountain Road, S. 44-24 E. 448.74 feet to a nail and cap at the corner of property now or formerly of Bertie M. Burns; thence with the line of property now or formerly of Bertie M. Burns, the following courses and distances: S. 45-05 W. 814.43 feet to an iron pin; thence S. 47-03 E. 70.04 feet to an iron pin; thence S. 61-05 E. 170.45 feet to an iron pin; thence S. 77-16 E. 106.63 feet to an iron pin; thence S. 70-31 E. 37.61 feet to an iron pin; thence S. 57-33 E. 204.09 feet to an iron pin; thence S. 35-43 W. 301.60 feet to a 30" poplar; thence S. 20-17 E. 242.98 feet to an iron pin in the line of property now or formerly of Irene J. and Joseph J. Thurston; thence with the line of property now or formerly of Irene J. and Joseph J. Thurston, S. 44-12 W. 303.29 feet to an iron pin at the corner of property now or formerly of Acme Realty Co.; thence with the line of property now or formerly of Acme Realty Co., S. 44-09 W. 491.19 feet to an iron pin at the corner of property now or formerly of T.M.F. Company; thence with the line of property now or formerly of T.M.F. Company, N. 45-41 W. 211.67 feet to an iron pin at the corner of property now or formerly of Sun Vent Awning, Inc.; thence with the line of property now or formerly of Sun Vent Awning, Inc., the following courses and distances: N. 25-54 W. 242.04 feet to an iron pin; thence S. 41-50 W. 109.22 feet to an iron pin; thence S. 25-42 E. 129.11 feet to an iron pin; thence S. 44-56 W. 423.32 feet to a concrete monument near Frontage Road; thence N. 46-44 W. 00.83 feet to a concrete monument; thence N. 46-22 W. 195.68 feet to a concrete monument; thence N. 46-54 W. 295.40 feet to a concrete monument; thence N. 46-39 W. 28.91 feet to a concrete monument; thence N. 46-34 W. 314.56 feet to an iron pin; thence N. 46-35 W. 241.98 feet to an iron pin at the corner of the premises herein described and other property of the Grantor, known as Pate Tract "A"; thence with the line of other property of the Grantor, known as Pate Tract "A", N. 43-25 E. 65.98 feet to an iron pin at corner of unnamed road; thence with said unnamed road, N. 33-54 E. 268.57 feet to an iron pin; thence continuing with said unnamed road, the chords of which are as follows: N. 31-05 E. 50.00 feet to an iron pin; thence N. 25-28 E. 50.00 feet to an iron pin; thence N. 19-51 E. 50.00 feet to an iron pin; thence N. 14-14 E. 50.00 feet to an iron pin; thence N. 8-37 E. 50.00 feet to an iron pin; thence N. 2-59 E. 50.00 feet to an iron pin; thence N. 2-38 W. 50.00 feet to an iron pin; thence N. 8-15 W. 50.00 feet to an iron pin; thence N. 13-52 W. 50.00 feet to an iron pin; thence N. 19-29 W. 50.00 feet to an iron pin; thence N. 25-06 W. 50.00 feet to an iron pin; thence N. 30-27 W. 45.09 feet to an iron pin; thence N. 36-04 W. 54.91 feet to an iron pin; thence N. 41-25 W. 40.46 feet to an iron pin; thence continuing with said unnamed road, N. 43-42 W. 331.57 feet to an iron pin in the line of other property of the Grantor, known as Pate Tract "B"; thence with the line of other property of the Grantor, known as Pate Tract "B", the following courses and distances: N. 45-18 E. 391.69 feet to an iron pin; thence N. 44-57 E. 1167.33 feet to the point of beginning; said property containing 96.8353 acres.

TOGETHER with rights of J. E. Serrine Company to the use of Easements Nos. 1 and 2 as shown on the plat referred to above.

