

All that piece, parcel or tract of land, containing 36.0813 acres, more or less, situate, lying and being on the Southern side of James Road (New Circle Road) and the Southwestern side of U. S. Highway No. 276, near the City of Travelers Rest, County of Greenville, State of South Carolina, as shown on a plat entitled "Property of Abney Mills, Renfrew Plant", dated January, 1980, revised June, 1980, prepared by Dalton & Neves Co., Engineers, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 82 at page 86, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southwestern edge of the right of way for U. S. Highway No. 276 at its intersection with James Road, and running thence with the Southwestern edge of said right of way for U. S. Highway No. 276 S. 26-39 E. 167.9 feet to an iron pin; thence with the line of property now or formerly of Allied Products Corporation, the following courses and distances: S. 31-39 W. 1085.48 feet to an iron pin, thence N. 50-21 W. 30 feet to an iron pin, and thence S. 39-43 W. 101.1 feet to an iron pin on the Northern edge of the right of way for Mill Street Extension; thence with the Northern edge of the said right of way for Mill Street Extension N. 50-57 W. 227.85 feet to an iron pin in the line of Lot No. 86; thence with the line of Lot No. 86 N. 24-32 E. 150 feet to an iron pin; thence with the rear line of Lots Nos. 86, 87, 88 and 89, the following courses and distances: N. 79-35 W. 183.5 feet to an iron pin, thence S. 69-00 W. 96.1 feet to an iron pin, thence S. 59-08 W. 78.9 feet to an iron pin, and thence S. 57-05 W. 90.3 feet to an iron pin; thence with the Western boundary line of Lot No. 89 S. 29-38 E. 140 feet to an iron pin at the terminus of Mill Street Extension; thence with the terminus of Mill Street Extension S. 11-19 W. 40.8 feet to an iron pin in the line of Lot No. 82; thence with the line of Lot No. 82 S. 30-25 E. 175 feet to an iron pin in the line of a 1.7297 acre tract (Plat No. 110); thence with the line of said 1.7297 acre tract S. 30-25 E. 157.90 feet to an iron pin; thence with the rear line of Lots Nos. 78, 77, 76, 75, 74, 73, 72, 71, 70 and 69, the following courses and distances: S. 77-28 W. 29.65 feet to an iron pin, thence S. 83-17 W. 94.7 feet to an iron pin, thence S. 70-42 W. 103 feet to an iron pin, thence S. 52-42 W. 103.8 feet to an iron pin, thence S. 34-10 W. 100 feet to an iron pin, thence S. 20-52 W. 90.2 feet to an iron pin, thence S. 6-39 W. 102.8 feet to an iron pin, thence S. 12-21 E. 110.4 feet to an iron pin, thence S. 24-16 E. 94 feet to an iron pin, and thence S. 21-50 E. 104.3 feet to an iron pin; thence N. 71-03 W. 43 feet to an iron pin at the Northeastern edge of the right of way for a County Road; thence with the curve of said road, the chord of which is N. 46-39 W. 46 feet to an iron pin; thence continuing with the Northeastern edge of the said right of way for a County Road N. 70-47 W. 654.7 feet to an iron pin at the intersection of said County Road and Front Street; thence with the Western edge of the right of way for Front Street, the following courses and distances: N. 5-44 E. 396.3 feet to an iron pin, and thence N. 12-51 E. 703.1 feet to an iron pin at the intersection of Front Street and James Road; thence with said intersection N. 43-23 E. 77.2 feet to an iron pin at the Southern edge of the right of way for James Road; thence with the Southern edge of said right of way for James Road, the following courses and distances: N. 68-36 E. 635.2 feet to an iron pin, thence N. 66-33 E. 1100.3 feet to an iron pin, thence S. 21-15 E. 13 feet to an iron pin, and thence N. 66-20 E. 25 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, South Carolina, 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.

Reference is also made to authority given to the Grantor herein by Agreement recorded on March 2, 1982, in Deed Book 1163, at page 174, in the RMC Office for Greenville County.

The Grantor herein shall not be responsible for any taxes imposed on the premises being conveyed for the period of its ownership occasioned by future changes in land use.

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