

All that piece, parcel or tract of land, containing 36.023 acres, more or less, situate, lying and being at the intersection of Church Street and U. S. Hwy. 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, prepared by Dalton & Neves Co., Engineers, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10-K at page 17, 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. Hwy. No. 276 at the Northeastern corner of the premises herein described and property now or formerly of Charles F. and Joanne G. Turner, and running thence with the line of the said Turner property S. 55-28 W. 697.8 feet to an iron pin; thence continuing with the line of the said Turner property S. 34-34 E. 192.1 feet to an iron pin; thence with the line of property now or formerly of North Greenville Hospital S. 34-42 E. 568.5 feet to an iron pin; thence continuing with the line of the said Hospital property S. 34-42 E. 77.3 feet to an iron pin; thence with the line of property now or formerly of Mary Coleman Thomason S. 64-11 W. 474.1 feet to an iron pin; thence with the line of property now or formerly of Allied Products Corporation S. 64-47 W. 350 feet to an iron pin; thence continuing with the line of the said Allied Products property N. 32-41 W. 1252.2 feet to an iron pin on the Southern edge of the right of way for an 18 foot alley; thence with the line of the right of way for said 18 foot alley, the following courses and distances: N. 39-15 E. 56.5 feet to an iron pin, thence N. 5-35 E. 67.2 feet to an iron pin, and thence N. 18-13 W. 388.7 feet to an iron pin on the Southern edge of the right of way for Church Street; thence with the Southern edge of the said right of way for Church Street N. 63-57 E. 21.4 feet to a concrete monument; thence with the line of property now or formerly of Renfrew Methodist Church S. 28-22 E. 160.3 feet to a concrete monument; thence continuing with the line of the said Church property N. 62-31 E. 83.3 feet to a concrete monument at the terminus of an alley; thence with the line of said alley N. 43-32 E. 23 feet to an iron pin; thence with the rear line of Lot No. 13 N. 50-38 E. 119.1 feet to an iron pin; thence with the rear lines of Lots Nos. 12 and 11 N. 53-24 E. 168.5 feet to an iron pin; thence continuing with the line of Lot No. 11 N. 36-38 W. 150.3 feet to an iron pin on the Southern edge of the right of way for Church Street; thence with the Southern edge of the said right of way for Church Street N. 53-23 E. 99.7 feet to an iron pin; thence with the line of Lot No. 9 S. 36-40 E. 174.8 feet to an iron pin; thence continuing with the line of Lot No. 9 N. 67-24 E. 170.9 feet to an iron pin; thence with the rear lines of Lots Nos. 8, 7 and 6 N. 87-29 E. 94 feet to an iron pin; thence with the rear lines of Lots Nos. 5, 4 and 3 S. 54-59 E. 453.3 feet to an iron pin; thence continuing with the line of Lot No. 3 N. 35-02 E. 225.1 feet to an iron pin on the Southwestern edge of the right of way for Park Avenue; thence with the Southwestern edge of the said right of way for Park Avenue S. 57-27 E. 200.5 feet to an iron pin; thence with the terminus of Park Avenue N. 40-37 E. 10 feet to an iron pin on the Southwestern edge of the right of way for U. S. Hwy. No. 276; thence with the Southwestern edge of the said right of way for U. S. Hwy. No. 276 S. 51-53 E. 205.6 feet to the point of beginning.

This is a portion of the property conveyed to the Grantor hereby 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 R.M.C. 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.